



BOARD OF DIRECTORS

Agenda Item #12

Brenda Evans, Program Administrator
Marjorianna Willman, Tax Credit Manager

December 12, 2012

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RESOLUTION SUMMARY:

Claiborne Lofts

Project Number 1112-32

New Orleans, Orleans Parish, Louisiana

OVERVIEW

The developer, Gulf Coast Housing Partnership, LLC Claiborne Lofts has requested the following material changes: (1) a change in the type of construction from historic rehabilitation to new construction; (2) a change in the project's sources and (3) a delay in the project schedule in excess of 180 days. In addition, a waiver of the maximum average Total Development Costs (TDC) per unit is being requested. The requests are due to damage sustained to the project as a result of lightning striking the building and Hurricane Isaac damages and the subsequent decertification by NPS and SHPO of the project's historic designation. Approving this request will allow the project to utilize the tax credits allocated to the project and will provide twenty-six (26) affordable housing units in New Orleans, Louisiana.

STAFF RECOMMENDATION:

Due to damage sustained, Claiborne Lofts was subject to decertification of its historic designation. The Construction Department visited the site and confirmed that the cumulative damage to the property has placed the property in an irreparable state requiring demolition and reconstruction. A copy of the field report is attached. The project is no longer eligible for state or federal historic tax credits. In order to compensate for the lost historic credits, the project has modified its funding sources. A listing of the sources is included in the financial analysis.

The project's TDC per unit is reflective of extensive predevelopment costs. The historic rehab-related predevelopment expenses include engineering and installation of extensive steel bracing to shore the building during pile-driving and environmental remediation; completion of permit plans and specifications for the historic rehab; environmental remediation design; and demolition and architectural salvage. The developer has been able to reduce the TDC per unit from \$238,000 per unit to 206,000 per unit. However, the 2011/2012 Qualified Allocation Plan (QAP) limits the TDC to \$175,000 for elevated/new construction/conversion developments. The developer has committed \$1,200,000 in funds to cover the financing gap created by the predevelopment costs and loss of equity proceeds from the historic decertification.

In addition to the changes previously enumerated, the developer is further requesting approval of the following changes: (1) changes in the projects selection criteria to compensate for lost historic rehabilitation points; (2) a return in the projects 2011 credits and a reallocation of 2012 credits in order to allow additional time to meet the place in service deadline; and (3) the addition of land to the property to be used as additional green space and parking.

The changes to the selection criteria points do not rise to a material change since the final score is

higher than the next unfunded project on the 2011/2012 Waiting List. The project initially received selection criteria points for the following items in which the project is no longer qualifies for: (I)(B) Rehabilitation Project which constitutes (i) Substantial Rehab (10 points); and (i) Rehab of Historic Property (10 points). In order to maintain fundable score, the developer has elected to receive points for the following items: (I)(C) Redevelopment Project (6 points); (II)(C) Special Needs Households increased to serve twenty percent of households from ten percent (4 additional points) and (V)(F) On-Site Security (3 points). Governmental Support points were originally in the form of historic credits. The governmental support has changed to project based rental assistance to six (6) units.

The 2011/2012 Qualified Allocation Plan (QAP) identifies a material change as a change to the type and quality of construction materials; changes in the project sources greater than 10%; delays in a project's schedule or benchmark dates in excess of 180 days; a change in the project's sources greater than 10%; and any change that a reasonable man would determine to be a material change in the project. The QAP further states that "any change caused by a force majeure or circumstances beyond the control of the owner will not be a material change". The developer contends that the requested changes were beyond the control of the owner due to the unforeseen and uncontrollable nature of the lightning strike and hurricane damage.

Staff recommends approving the requested changes based upon the matter being unforeseeable, staff's review of the reprocessing request (attached) and discussions with the developer. Final approval will be subject to the project receiving an acceptable feasibility/viability analysis.

PROJECT DEVELOPMENT SUMMARY:

Claiborne Lofts was awarded \$497,655 in 9% Low Income Housing Tax Credits from the Qualified Non-Profit Pool in December 2011 by the LHC Board of Directors. The project will consist of twenty-six (26) one-bedroom/one-bath apartments targeting single member households and small family households. The project is located at 2256 North Claiborne Ave., New Orleans, Orleans Parish, Louisiana. Six (6) units will be eligible for rental assistance. The remaining twenty (20) units will be set aside for tenants with incomes greater than 50% AMI and equal to or below 60% AMI.

The new construction design is similar to the historic rehab design. The total number of the project and unit sizes will remain the same as will the unit and site amenities. Additional amenities include added land and on-site security. The building's new exterior will be brick. With minor exceptions, the original building's footprint, window and door openings will remain the same in the new construction project. The projects elevations are attached.

DEVELOPMENT GROUP AND FINANCIAL PARTNERS

The taxpayer contact and representative at the Board of Directors meeting for the project is Sara Meadows Tolleson, Gulf Coast Housing Partnership, Inc. The project is sponsored by Gulf Coast Housing Partnership, Inc represented by Kathy Laborde. The developer's experience in affordable housing includes the following Louisiana developments: The Muses LTD, GCHP-MLK, LLC, GCHP-One Stop, LLC, McCaleb Supportive Housing, LLC, and GCHP-Scott, LLC.

FINANCIAL ANALYSIS

Funding Sources:

	<u>Original Application</u>	<u>Reprocessing</u>
Permanent First Mortgage	\$0	\$1,180,906
Permanent Second Mortgage	\$0	\$0
Gross Tax Credit Equity	\$4,378,930	\$4,307,793.98
State Historic Tax Credits Equity	\$987,719	\$0
Federal Historic Tax Credits Equity	\$987,719	\$0
Temporary Construction Loan	\$2,500,000	\$4,000,000
Total	\$10,059,367	\$9,488,700

Project Costs:

Development Costs

	<u>Original Application</u>	<u>Reprocessing</u>
Total Development Cost:	\$10,059,367	\$9,488,700
Total Units:	26	26
Total Buildings:	1	1
Total Cost/Unit:	\$238,000	\$206,000
Total Square Feet:	19,000	22,500
Total Cost/SF:	\$274.59	\$236.05
Total SF minus Common Buildings:	NA	NA
Unit SF	650	650

Construction Costs:

	<u>Original Application</u>	<u>Reprocessing</u>
Rehabilitation Hard Costs:	\$3,169,507	\$0
Construction Hard Costs:	\$1,091,241	\$3,159,000
Land Costs:	N/A	\$118,000
Building Costs:	\$65,000	\$0
Demolition Costs:	\$60,000	\$380,000

LOUISIANA HOUSING CORPORATION

The following resolution was offered by Director _____ and approved by Director _____:

RESOLUTION

A resolution authorizing the material change to Claiborne Lofts as stipulated in the 2011/2012 Qualified Allocation Plan (QAP) by the Louisiana Housing Corporation with respect to the project submitting a request for such material change and a waiver to the TDC limit; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation (the "Corporation") has been ordered and directed to act on behalf of the State of Louisiana (the "State") in applying for, implementing, allocating, and administering programs, grants and/or resources made available pursuant to Section 42 of the Internal Revenue Code (the LIHTC Program); and

WHEREAS, the taxpayer for Claiborne Lofts submitted a request (attached) to approve (1) a change to the type of construction from historic rehabilitation to new construction (2) a change in the project's sources; (3) a delay in the project schedule greater than 180 days; and (4) a waiver of the a waiver of the maximum average Total Development Costs (TDC) per unit; and

WHEREAS, the 2011/2012 Qualified Allocation Plan identifies a material change as a change to the type and quality of construction materials; a change in the projects sources greater than 10%; delays in projects schedule or benchmark dates in excess of 180 days; and any change that a reasonable man would determine to be a material change in the project; and

WHEREAS, the 2011/2012 limits the maximum average TDC per unit to \$175,000 for elevated New Construction/Conversion projects; and

WHEREAS, the staff of the Corporation has processed the request for Claiborne Lofts in accordance with the Qualified Allocation Plan and is prepared, based upon the review and the feasibility analysis of Foley & Judell, L.L.P., to recommend approval of the material changes to the project and approval of a waiver to the TDC limit:

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation, that:

SECTION 1. Claiborne Lofts (the "Project") request (attached) to approve (1) a change to the type of construction from historic rehabilitation to new construction (2) a change in the

project's sources; (3) a delay in the project schedule greater than 180 days is hereby approved and (4) a waiver of the a waiver of the maximum average Total Development Costs (TDC) per unit.

SECTION 2. The staff and counsel are authorized and directed to prepare the forms of such documents and agreements as may be necessary to implement the Board's action.

SECTION 3. The Chairman, Interim Executive Director of the Corporation, and/or Secretary of the Corporation be and they are hereby authorized, empowered and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution as approved by counsel and LIHTC Program Counsel, Foley & Judell, L.L.P.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, 12th day of December 2012.

Chairman

Secretary

**STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE**

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "Corporation"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on December 12, 2012, "A resolution authorizing the material change to Claiborne Lofts as stipulated in the 2011/2012 Qualified Allocation Plan (QAP) by the Louisiana Housing Corporation with respect to the project submitting a request for such material change and a waiver to the TDC limit; and providing for other matters in connection therewith".

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 12th day of December, 2012.

Secretary

(SEAL)

GCHP-Claiborne, LLC
1610-A Oretha Castle Haley Boulevard
New Orleans, LA 70113

December 4, 2012

Marjorianna Willman
Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, LA 70808

**RE: Reprocessing Application for GCHP-Claiborne, LLC
Responses to LHC Questions**

Dear Marjorianna:

This letter is in response to your email correspondence dated 11/29/12 and a conference call with Brenda Evans on 12/3/12 in which additional information was requested to assist staff in completing their review of the GCHP-Claiborne reprocessing application. Forthcoming in a separate email will be the updated Excel spreadsheet, reflecting the changes in selection criteria and 20-year pro forma.

- 1. The Developer needs to submit additional information for the reprocessing. A financing commitment for the first mortgage of \$1,180,096 which specifies the repayment terms including interest rate, maturity, and number of payments for amortization. These terms must be input in the application model on the Loan Input page. The debt Service shown on row 31 of the Pro Forma for "Other Loan" must be supported by a financing commitment. Therefore, the model must be revised and resubmitted.***

Developer's Response: Attached is the financing commitment from Gulf Coast Housing Partnership, Inc. (GCHP) that was included with the reprocessing application. As noted in the letter, the commitment is for a \$1,180,906 permanent loan with the following terms:

- Loan Term: 15 years
- Amortization: 30 years
- Interest Rate: Applicable Federal Rate (at time of closing)
- Debt Service Requirements: Debt service payments will be made on annual basis, subject to available cash flow from the project

The applicant manually entered the projected debt service payments for the \$1,180,906 GCHP perm loan in the "Other Loan" row of the Pro Forma tab (instead of on the Loan Input page) because the model is not sufficiently flexible

to generate variable payments from year to year that accurately portray the cash flow contingent debt service. The variability of the payment amount each year is important to the pro forma because the debt service for the GCHP loan must be kept within the parameters prescribed by 2011-2012 QAP for debt coverage – specifically, not falling below 1.15.

2. Please include an updated selection criteria worksheet with additional selections to compensate for lost points due to the change in the type of construction.

Developer's Response: Attached is the updated selection criteria worksheet for the GCHP-Claiborne project. We have made additional selections to compensate for the lost points due to the change in construction type, and the accompanying documentation for those selections is also attached. **The score of the project, with these additional selections, is now 81.1.**

3. Please explain the TDC per unit for the project.

Developer's Response: The project's TDC per unit is reflective and inclusive of the extensive predevelopment costs we incurred in diligent pursuit of the historic rehab of the existing building prior to the unexpected decertification of the structure by the National Park Service and SHPO in September 2012. These historic rehab-related predevelopment expenses include engineering and installation of extensive steel bracing to shore the building during pile-driving and environmental remediation; completion of permittable plans and specifications for the historic rehab; environmental remediation design; and demolition and architectural salvage. The TDC also reflects the additional expense of architecture and engineering redesign to reflect the change in construction type; removal of steel building braces; and complete demolition and debris removal to clear the site for new construction of collapsed building debris.

In spite of these additional costs, we have reduced *actual* total development cost per unit significantly, from \$238,000 per unit to \$206,000 per unit. Moreover, because the Developer is committed to completing this project, we are self-funding the \$1,200,000 financing gap created by these sunk predevelopment costs and the loss of equity proceeds from the SHPO/NPS historic decertification.

4. Has the overall project design changed significantly from what was approved in your tax credit application?

Developer's Response: No, the project has not changed significantly from what was submitted to and approved by the LHC in 2011, as evidenced by the updated selection criteria worksheet and the current architectural plans, which we are submitting for staff review this week. The revised architectural plans show a new construction design *very similar* to the historic rehab design that was

approved by LHC in 2011. The total number of units in the project and unit sizes remain the same, as do the unit and site amenities. The building's new exterior will still be brick. With minor exceptions, we have retained the original building footprint, and window and door openings in the new building will remain largely the same as those in the existing structure.

To help illustrate how similar the new construction project is to the historic rehab, please find attached architect's elevations completed for the building as historic rehab; the elevations showing the building's condition after the lightning strike/Hurricane Isaac damages; and the current elevations for the building as new construction.

5. Please submit the notification from SHPO regarding the decertification of the building's historic eligibility.

Developer's Response: Attached is the communication received from SHPO's Director of Tax Incentives Program Alison Saunders.

Thank you for your patience, and for your consideration of our request to continue moving forward with the Claiborne Lofts project. Please contact me with any additional questions.

Sincerely,



Sara Meadows Tolleson
Project Manager



Ms. Marjorianna Willman
Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, LA 70808

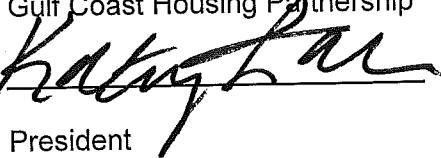
RE: Owner Loan to GCHP-Claiborne, LLC

Dear Ms. Willman:

This letter serves to certify the commitment of Gulf Coast Housing Partnership, Inc. ("Owner") at this time to loan up to \$1.2 million (currently, we project the exact amount of the loan to be \$1,180,906) to GCHP-Claiborne, LLC, to construct the 26-unit affordable rental development described in the attached reprocessing application to the Louisiana Housing Corporation.

The loan term will be 15 years, and the loan will amortize over a 30-year period. Interest will be charged at the applicable federal rate, but payment will be subject to the availability of cash flow. GCHP is aggressively pursuing additional subsidies to repay this Owner Loan or preclude the need for this loan altogether. This commitment is contingent upon the approval of the applicant's reprocessing application.

By: Gulf Coast Housing Partnership

Name: A handwritten signature in black ink, appearing to read "Kathryn L. Hale".

Title: President

Date: November 9, 2012

12.11

(i) Description of Supportive Services tailored to each Special Needs Household (See Supportive Services Definitions)

(ii) Costs per annum of Supportive Services per Special Needs Household or written commitment from governmental or non-profit agency that Supportive Services will be provided to Project without cost

(iii) Experience of Taxpayer/Owner in developing Projects servicing Special Needs Households

(iv) Evidence of Project Based Subsidy for Handicapped Households

Special Needs Households other than Elderly Households and provides Supportive Services (Check one or more)

C.

(i) Homeless Households

X
X
X

(ii) Disabled Households

(iii) Tenant Populations of individuals with children

(a) Twenty Percent serve such households

(b) Ten Percent serve such households

*K NEW**

X

10 10

0 6

Application must include the following:

(i) Description of Supportive Services tailored to each Special Needs Household (See Supportive Services Definitions)

(ii) Costs per annum of Supportive Services per Special Needs Household or written commitment from governmental or non-profit agency that Supportive Services will be provided to Project without cost

(iii) Experience of Taxpayer/Owner in developing Projects servicing Special Needs Households

D. Lease To Own

0 10

Owner must agree to sell units at Minimum Purchase Price

Not eligible if executing extended use agreement

The award is subject to a transactional structure acceptable to the agency according to industry best practices that protects the expectations of tenants anticipating title transfer of their units in fee simple absolute or condo or cooperative ownership.

E. Adult Residential Care Project (Submitted under Elderly Project Sub-Pool only)

0 3

Application must include the following: 1) Proof that it provides personal care for activities of daily living and instrumental activities of daily living available 24 hours a day; chore services, age and ability appropriate social and recreational activates, assistance with meals, medication administration assistance, coordination/provision of transportation, housekeeping and laundry and intermittent nursing services. 2) Such projects must have proof of approval to receive Medicaid waiver funds through the Louisiana Department of Health and Hospitals. Projects will be allowed to adjust unit sizes to be consistent with the ARCP Licensing Standards for ARCP development

III PRIORITY DEVELOPMENT AREAS AND OTHER PREFERENCES (All That Apply)

A. Extended Affordability Agreement

Project will execute agreement in which Owner irrevocably waives its rights under the provisions of I.R.C. §42(h)(6)(E) and (F) until after the (not eligible for lease-to-own projects)

- (i) 25th Year
- (ii) 30th Year
- (iii) 35th Year

	0	2
	0	3
X	4	4

Not eligible if executing Agency's Option to Purchase and Right of First Refusal Agreement

B. Increased Unit Affordability

At least 5% or more project units serve PSH households.

- (i) At least 5% but less than 10%
- (ii) At least 10% but less than 15%

X	0	4
	5	5

C. Difficult Development Area (QCT/DDA)

- (i) Project Located in Qualified Census Tract/Difficult Development

X	2	2
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Census Tract number: 19.003
Parish Location Orleans

Copy of Final Concerted Community Revitalization Plan adopted by local governmental unit included in 2 2
(ii) Application X

D. Rural Target Area (RD)

Copy of Final Concerted Community Revitalization Plan adopted by local governmental unit included in Application  0 6

E. Other Governmental Priority listed below:

(i) Enterprise Community or Renewal Community	X	6	6
(ii) HUB Zone	X	3	3

F. PHA Referrals and Sponsorship

(i) Developer submitted an certified agreement stating they will accept referrals from local PHA to which Developer agrees to rent low income units to households at the top of PHA's waiting list (See attachment to Application for Form of Referral Agreement)

G. Governmental Support (The below referenced Government Funds must be actual "awarded funds" as evidenced by a signed commitment obligating the funds to the project.)

Government support reduces project development costs by providing CDBG, HOME, or other governmental assistance/funding in the form of loan, grants, rental assistance or a combination of these forms or by:

- * Waiving water and sewer tap fees;
- * Waiving building permit fees;
- * Forgoing real property taxes during construction;
- * Contributing land for project development;
- * Providing below market rate construction and/or permanent financing;
- * Providing an abatement of real estate taxes;

- (i) 7% or more of total project development cost reduction
- (ii) Greater than or equal to 4% but less than 7% of total project development cost reduction
- (iii) 2% but less than 4% of total project development cost reduction

* NEW *

X	4	4
	0	3
	0	2

IV LOCATION CHARACTERISTICS

A. Neighborhood Features

(i) **Points Gained*:** (maximum of 10 Points)
Points will be awarded for the following services located within the specified distance of the site. Distance will be measured by odometer from the automobile entrance of the proposed project site to the closest automobile entrance to the parking lot of the applicable service. Applicant should ensure that the service is suitable for the targeted population. Points will only be awarded for the services listed below. One Half (0.5) points will be awarded for any service listed that is located over 1 mile but is within 2 miles. 1 point <= (1) mile

Grocery Store	1	_____
Public Transportation	1	_____
Hospital/Doctor Office	1	_____
Elementary School	1	_____
Pharmacy/Drug Store	1	_____
Adult/Child Day Care/		_____
After School Care	1	_____

Public Library	0.5
Convenience Store	1
Bank/Credit Union	1
Post Office	0.5

9

(ii) (ii) Points Deducted*: (No Maximum for Deductions)
(There is no limit on the amount of points that can be deducted for negative neighborhood services.) Five points each will be deducted if any of the following incompatible uses are adjacent to the site; two points each will be deducted if any of the following incompatible uses listed are within $\frac{1}{2}$ mile of the site.

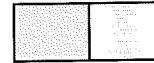
Junk yard/dump	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Salvage yard	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wastewater treatment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distribution facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical utility substations	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Pig/chicken farm		
Processing plants		
Industrial		
Airports		
Liquor Store		
Prisons		

Adult entertainment/ video/
theater



Solid waste disposal



0 0

*The Market Study for every project must include a separate section that evidences whether the Project satisfies the positive points listed or incurs the negative points listed above. If this section remains unaddressed in the market study, maximum negative points will be assessed.

V PROJECT CHARACTERISTICS

A. Green Buildings (See Attached List)

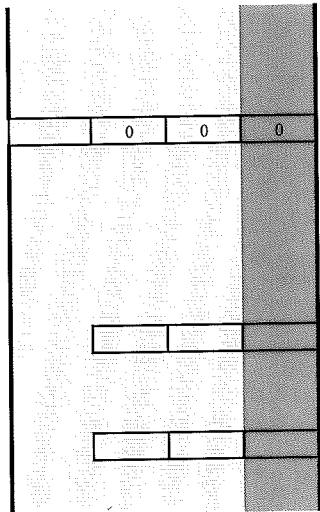
5 5

See Glossary for definition of "Green Building."

B. Community Facilities

2 2

(Community facilities must be consistent with definition contained in QAP)



C. Optional Amenities

- (i) Washers and dryers are installed and maintained in every unit
- (ii) Dishwashers maintained in each unit
- (iii) Disposals maintained in each unit

X	3	3
X	1	1
	0	1

D. Additional Accessible Units

Accessible Units in excess of Section 504 of II C Accessible Project Rehabilitation Act of 1973 (Not Qualified for Selection Criteria II-C Accessible Project) Assume Section 504 applies to all Projects, i.e., 5% of units must be accessible for people with mobility impairments and 2% for people with hearing or vision impairments.

Number of Units: Total: 26 15.38%

- (i) more than 8% of the total units but less than or equal to 10% of the total units
- (ii) more than 10% of the total units but less than or equal to 15% of the total units
- (iii) more than 15% of the total units

X	3	3
	0	1
	0	2

Submit number, percentage and description of construction and/or equipment provided for each Accessible Unit

Unit count must represent at least (1) one unit above the 504 requirement

E. Superior Design

Up to 10 points may be given for a project having Superior Design. Any developer requesting points from this category will be required to submit a \$2,000 for an independent architect certification. The Board will retain AIA-certified architect to review designs and make final determination. Developer will be required to submit graphical representation of the proposed development.

6.1	6.1	10
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F. On Site Security

Property maintains 24-hour security

** NEW **

X	3	3
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VI LEVERAGE, EFFICIENCY AND VIABILITY

A. Leverage for Disability Funding - Leverage consists of federal or other funds for persons with disabilities:

List: 3 3

B. Viability Penalty Points

- (i) Rehabilitation Hard Costs are less than \$20,000 per unit

	0	-5
--	---	----

Specify: Total Rehab Hard Costs

\$3,159,000
26
\$121,500

Number of Units

	0	-5
--	---	----

- (ii) Development fee exceeds 25% of hard costs for rehabilitation

VII PROJECT & SUBMISSION PENALTY POINTS

A. Any project which utilizes a condominium or division of a site for the purpose of receiving Low Income Housing Tax Credits in excess of the QAP stated maximum

	0	-15
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B. Any project involving repair of physical damage on which an insurance claim is made and received but applicant fails to disclose and utilize insurance proceeds in the development budget to reduce the use of Low Income Housing Tax Credits

	0	-15
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Attach Insurance Certification for any Rehabilitation Project (I.B.) or
Redevelopment Project (I.C.)

C. Incomplete or Missing Exhibits, Appendices or Documents

Does not include Required Exhibits which must be D262 submitted by Application Deadline. Missing Required Exhibits will result in Application being rejected.

	0	-4
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Applications for a project that will have units in more than one local government jurisdiction must provide resolutions from all jurisdictions in which there are project units.

	0	-5
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D. Failure to properly tab appendices in final application

E. Developers that have been identified as wasting Agency resources by failure to timely close on GO Zone Projects	<table><tr><td>0</td><td>-10</td></tr></table>	0	-10
0	-10		
Total Tax Credit Points: 81.1			

0	0	0
1st Review	2nd Review	Final Score

**GCHP-Claiborne, LLC
1610-A Oretha Castle Haley Blvd
New Orleans, LA 70113**

Ms. Brenda Evans
Tax Credit Program Manager
Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, LA 70808

**RE: Selection Criteria Evidence – Targeted Project Type: Redevelopment Project
GCHP-Claiborne, LLC (Claiborne Lofts Project)**

Dear Ms. Evans:

The Claiborne Lofts project qualifies as a Redevelopment project on the basis that it is a “Redevelopment Property”, which is located in a “Redevelopment Area,” which is defined as an area within a Qualified Census Tract which is specified by a local government unit as requiring revitalization and within which the local governmental unit provides incentives and/or resources on a priority basis to promote redevelopment pursuant to a Concerted Community Revitalization Plan.

Attached are the following documents in support of this statement of qualification:

- QCT map, showing the Project's location in a Qualified Census Tract
- Excerpt from City of New Orleans Office of Community Development 2012 HOME NOFA, citing the availability of local government funds with a prioritization for projects in the city's designated “Place-Based Strategic Areas” which include the St. Roch area, where the GCHP-Claiborne project is located
- Map showing the location of the GCHP-Claiborne project within the boundaries of the City of New Orleans' St. Roch Place-Based Strategic Area
- Excerpt from the City of New Orleans' Concerted Community Revitalization Plan

By

GCHP-CLAIBORNE, LLC

Signature

Kathy Liles

Title

Auth. Agent

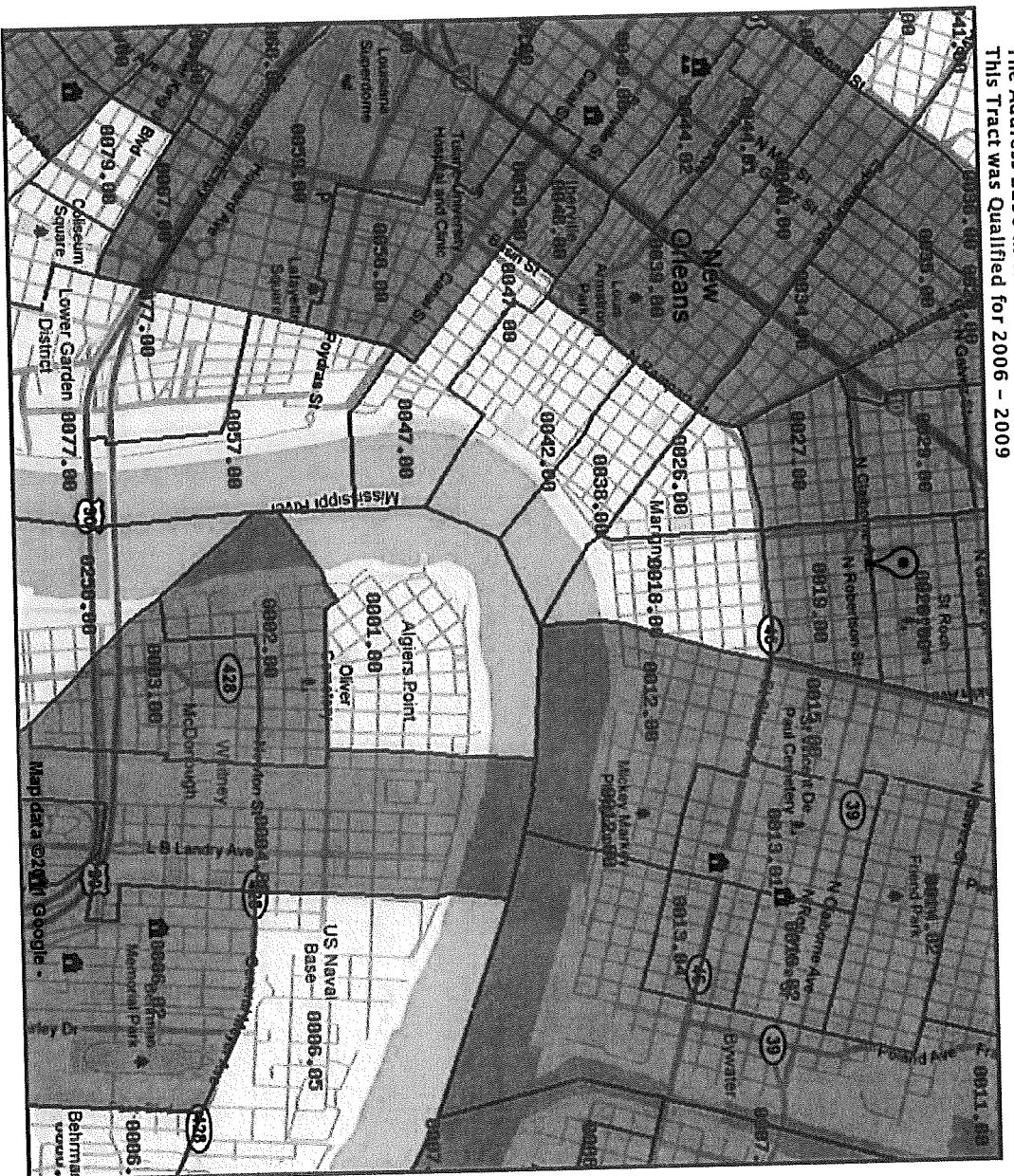
Date

12-4-12



**U.S. Department of Housing and Urban Development
Office of Policy Development and Research**

The Address 2256 n. clairborne ave, new orleans, la, 70117 falls under Tract - 22071001900. This tract is Qualified for 2010 & 2011



CITY OF NEW ORLEANS
Mitchell J. Landrieu, Mayor

**Office of Community Development
(OCD)**

Notice of Funding Availability
HOME Investments Partnership Act
(HOME) NOFA 2012

GENERAL INFORMATION PACKAGE

Please visit our website at www.nola.gov

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Appendix A

The City of New Orleans is applying a place-based approach in its revitalization strategy through its 2012-2016 Consolidated Plan and other investment programs. This strategy promotes setting development policy, implementing programs, applying public funds, and building capital projects that leverage the synergy of multiple initiatives, in a given area, to achieve holistic outcomes for neighborhood revitalization and enhancement. Pursuant to this strategy, the city is constantly assessing the social and physical infrastructure of its communities, particularly where housing and neighborhood services are concerned, in order to introduce an effective blend of public investment and support that will meet the needs of our population. Another critical element in this strategy is to induce market forces to supply the goods and services that stabilize communities by meeting their needs. Ultimately, this place-based approach will help neighborhoods thrive.

The City's recently adopted *Plan for the 21st Century, New Orleans 2030* (the Master Plan), reflects this place-based approach, as will the upcoming Comprehensive Zoning Ordinance now under development. The Master Plan recognizes that the strength of the city lies in the variety of places found within it, reflecting the various eras in which the portions of the city developed and/or the unique conditions or operational characteristics that must be accommodated. Likewise, the new CZO, which will be under development through a public process during 2012, will take the approach of providing zoning districts and standards to fit the conditions found within each of the places of New Orleans.

In the Consolidated Plan, the city has identified a series of communities where the programs are leveraged with other efforts, such as schools, transit, roads, fire stations, libraries, community centers, health-care facilities, public housing, major street projects, and parks and recreation centers. In all cases, the array of city facilities and investments align to address unmet demand for housing or support services for these communities. It is clear that these initiatives, the Consolidated Plan, and the work of other agencies and non-profits must complement each other for the long-term success of the neighborhoods.

It is important to note that even as the City of New Orleans focuses on these specific areas under a place-based approach, each community is also considered in its broader context as part of the entire city. In some cases these target areas will provide a mixed-use development with a range of amenities and uses that serve larger parts of town. The strategy is to implement a plan where each targeted area meets the needs of its own resident population but is also a vital part of a complete and revitalized New Orleans.

Consistent with the place-based approach, the target neighborhoods can be found across the city and represent a range of housing, infill opportunities, infrastructure, and local services. By encouraging applications to invest in these areas through our Notice of Funding Availability (NOFA) process, the City of New Orleans is confident that successful applicants will develop projects that will lead the way for greater public and private development.

The Choice Neighborhoods Initiative (CNI) was designed to transform distressed neighborhoods with public and assisted housing into viable and sustainable mixed-income neighborhoods. This is achieved by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs.

The place-based strategic areas and their boundaries are:

Mid-City - Tulane Avenue - S. Carrollton Avenue, N. Carrollton Avenue – Bienville Street - S. Broad Avenue

B. W. Cooper – S. Claiborne Avenue – Napoleon Avenue - S. Broad Avenue - Washington Avenue – Earhart Boulevard

River View Landry – Mardi Gras Boulevard – Mississippi River – Opelousas Street – Leboeuf Street-- Patterson Avenue - Hendee – Behrman – General Meyer – Shirley Drive

Hollygrove – S. Carrollton Avenue – S. Claiborne Avenue – Monticello Street – Palmetto Avenue – Cherry Street – Dixon Street – Mistletoe Street- Hamilton Street– Pontchartrain Expressway (Interstate-10)

New Orleans East – Read Boulevard – Morrison Avenue – Vanderkloot Drive – Hayne Boulevard – Bullard Avenue – Interstate-10

7th Ward – St. Claude Avenue, N. Rampart Street – Esplanade Avenue – N. Broad Avenue – Florida Avenue – Elysian Fields Avenue

Lower Ninth Ward – Industrial Canal – Florida Avenue - Parish Line - St. Claude Avenue

Pontchartrain Park – Chef Menteur Highway, Gentilly Boulevard – St. Roch Avenue - Leon C. Simon Avenue– France Road

Central City – Louisiana Avenue – S. Claiborne Avenue – Martin Luther King Boulevard – Oretha Castle Haley Boulevard – Philip Street – S. Saratoga Street.

St. Roch – St. Claude Avenue – I-10 – Florida Avenue – Almonaster – N. Claiborne Avenue

Gert Town – S. Carrollton Avenue – Pontchartrain Expressway – S. Broad Street – Earhart Blvd.

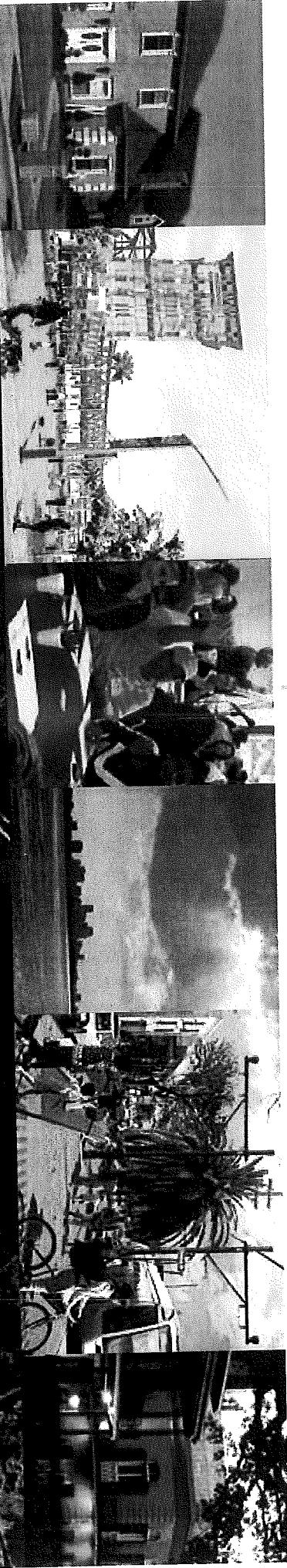
The Choice Neighborhood Initiative boundaries are:

N. Rampart Street – Tulane Avenue – S. Broad/N. Broad Avenue – St. Bernard Avenue

Map showing the boundaries of the St. Roch Place-Based Strategic Area, which includes the Mt. Olive Cemetery and the Desire Area. The area is bounded by Alvar St to the north, Higgins Blvd to the east, Harrison Ave to the west, and Sene St to the south. Paris Ave and St. Bernard Area are also indicated.

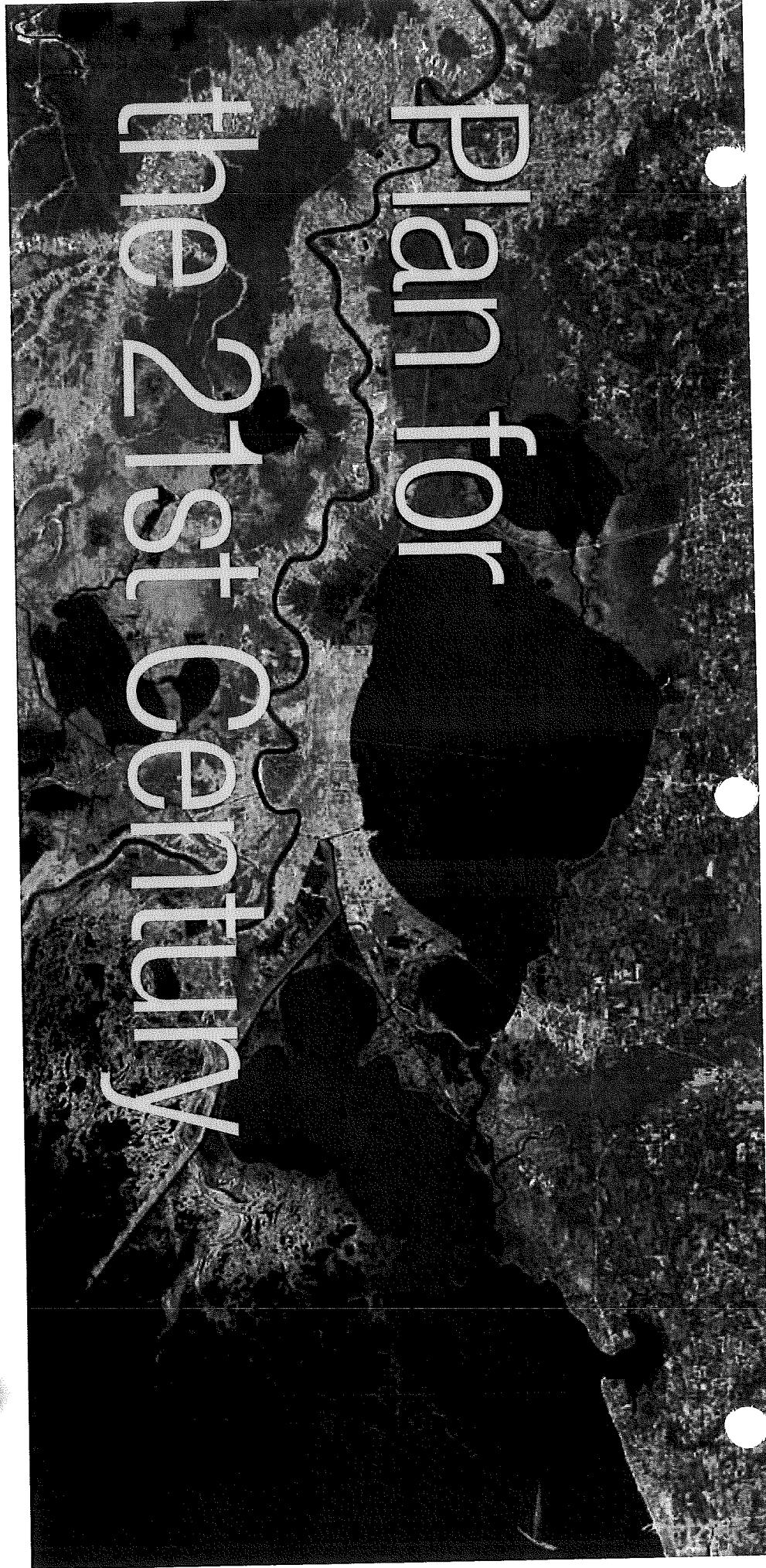


AUGUST 2010



NEW ORLEANS 2030 | EXECUTIVE SUMMARY

neworleans
MasterPlan
John Jones

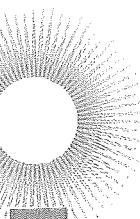




To the Memory of Marshall Truhill

When members of the City Planning Commission, its staff, and the consultant team first asked one another if New Orleans' *Plan for the 21st Century* should include a dedication, the answer was immediate and unanimous: The plan should be dedicated to the memory and life of the Reverend Marshall Truhill, Jr.

Marshall, who grew up in New Orleans' Calliope public housing development, inspired New Orleanians from every neighborhood and livelihood to understand each other better and to work together for a better city. A lifelong advocate for public housing residents, pastor of an interracial congregation, chair of the City Planning Commission, and founding member of City-Works, an organization that fosters civic engagement, Marshall moved all of us who worked on this plan to pursue an equal commitment to "every person and every place" in New Orleans. He was deeply committed to inclusive planning, and planning team members were honored to be present when Marshall received his Ph.D. in planning from the University of New Orleans in December, 2008. His life, which came to an untimely end on Christmas Day that same month, will inspire generations of New Orleanians to cross lines of diversity and collaborate to build a better community for all.



Executive Summary

New Orleans' Plan for the 21st Century: The Essentials

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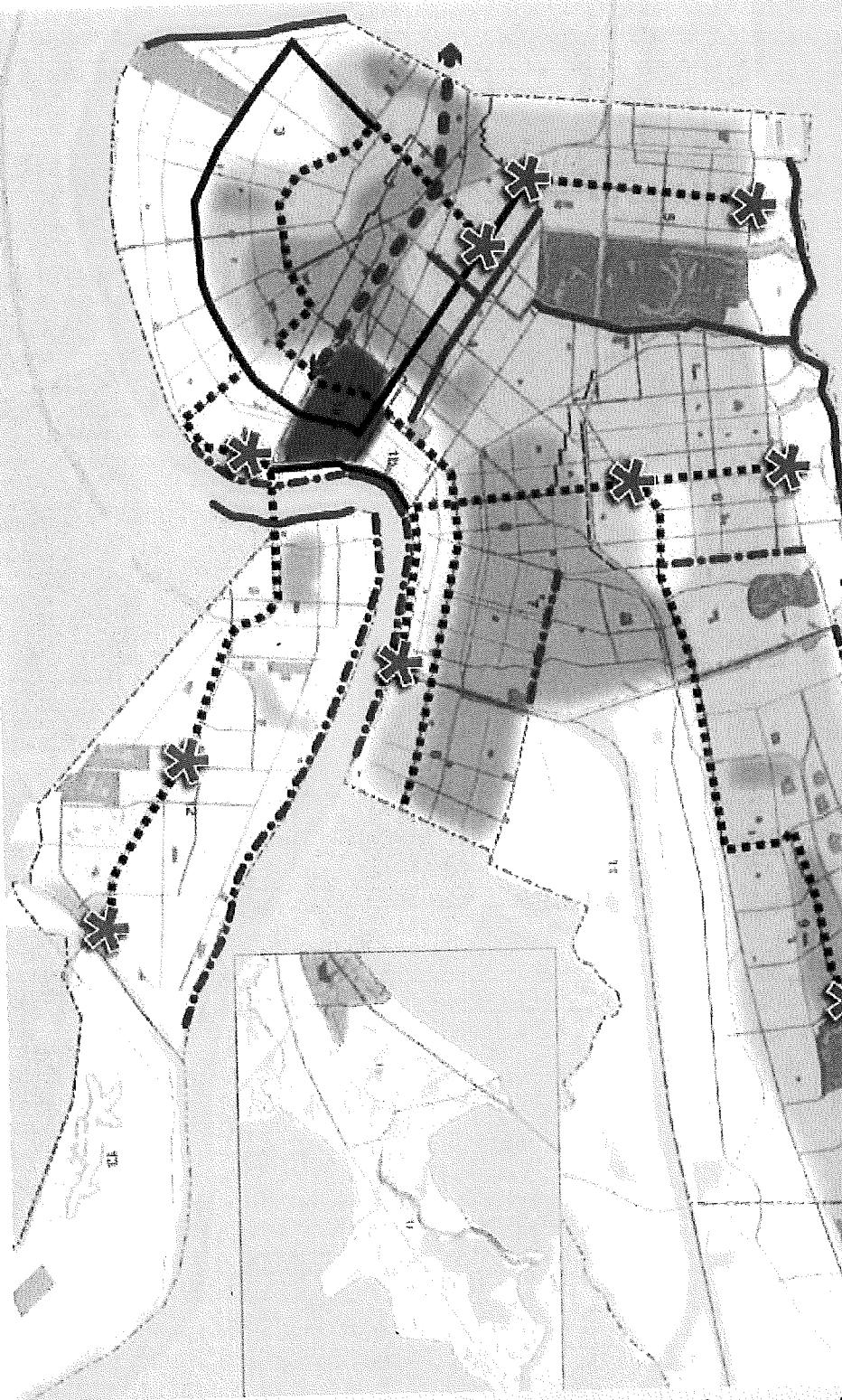
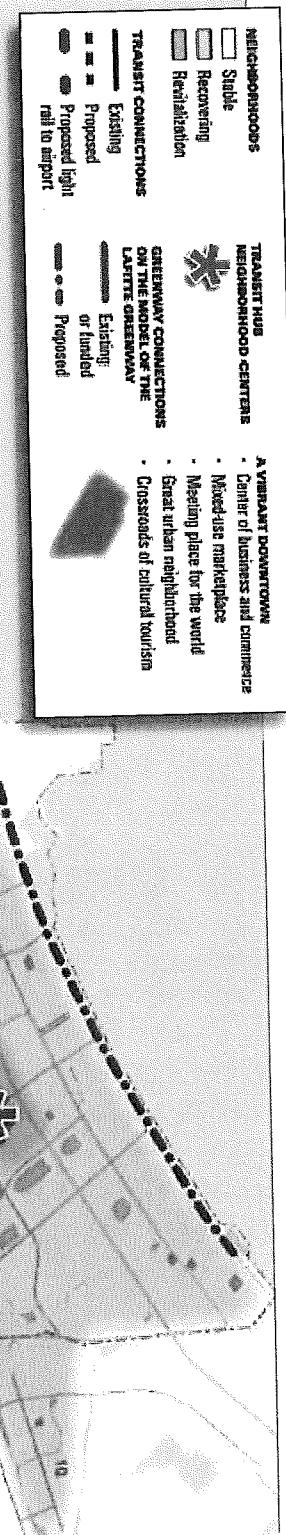
Part III: Planning Recommendations

Conclusion

106

Note: All maps within this document are for planning purposes only.

New Orleans' 2030 Plan for...



- If a capital improvement is recommended in the Master Plan, the City is not obligated to fund it.
- The City can fund capital improvements not mentioned in the Master Plan if they are consistent with it.
- Plan amendments are allowed once a year.
- A plan update is required every five years.
- An ordinance is required to establish a system for neighborhood participation in decision making about land use actions.

the 21st Century: The Essentials

A VISION FOR LIVABILITY

VIBRANT NEIGHBORHOODS

- Public and private improvements tailored to character, conditions and needs of specific neighborhoods
- A blight-eradication program, accountable to the mayor's office, coordinating all agencies and balancing enforcement and incentives to speed redevelopment
- Walkable, mixed-use corridors and commercial centers to serve neighborhoods
- Decent housing for residents of all incomes in neighborhood settings
- A one-stop shop for homeownership and housing assistance

HISTORIC AND CULTURAL PRESERVATION THAT SUPPORTS COMMUNITY

- Preservation and enhancement of the character and quality of every neighborhood
- Broadening the historic-preservation constituency through assistance with affordable preservation and heritage trails to connect cultural history sites

NEW NEIGHBORHOOD CENTERS AT TRANSIT HUBS

- New, compact development at opportunity sites, such as Lindy Boggs, with close access to transit, retail and services, and suitable transitions to surrounding neighborhoods

GREEN INFRASTRUCTURE, PARKS AND GREENWAYS FOR NEIGHBORHOODS AND THE WHOLE CITY

- A restored tree canopy covering 50% of the city
- A park within walking distance of every resident
- New and improved river and lake waterfront parks
- Enhanced neutral grounds and greenways to connect the city on the model of the Lafitte Greenway
- Recreation that meets the changing needs of children, youth and adults

A VISION FOR PARTNERSHIPS TO SHAPE A SHARED DESTINY

- **With citizens:** NOLAstat online information warehouse of maps, statistics and city information open to the public; Neighborhood Participation Program and planning initiatives in conjunction with neighborhood associations
- **With business and institutions:** Economic Development Public-Private Partnership to coordinate economic development policy in New Orleans and with other jurisdictions

A VISION FOR OPPORTUNITY

A PROSPEROUS CITY WITH AN ENTREPRENEURIAL EDGE

- Expansion of established industries, including tourism, culture, port/maritime, advanced manufacturing, oil/gas
- Investment in arts and culture with facilities, business training, and neighborhood-based activities
- New systems to transform life-science research results into commercial products
- Facilities and support services for film, TV and music production, and for digital media
- Market analyses, training, incentives and appropriate regulations to nurture new industries; coastal restoration, green energy, sustainable building design and technology

ALIGNMENT OF JOB TRAINING AND JOBS FOR ALL SKILL LEVELS

- A business-school partnership for career preparation
- Close coordination between employers and workforce training programs and among program providers
- Expanded adult education and workforce training
- Comprehensive business permitting and a one-stop shop
- Streamlined access to disadvantaged-business program

24-HOUR ACTIVITY TO SUPPORT DOWNTOWN'S ROLE AS AN ECONOMIC DRIVER

- Regulations and approaches for distinct districts
- A revised historic-rehabilitation code, like New Jersey's, to facilitate renovation of upper floors on Canal Street
- Establishment of a parking authority and off-street parking program
- Enhanced transit, pedestrian and bicycle access in and around downtown

A VISION FOR SUSTAINABILITY

A RESILIENT CITY

- Multiple-lines-of-defense strategy
- A City Department of Environmental Affairs to coordinate strategy—including policy, mitigation, advocacy, liaison
- A range of protection levels, from a 1-in-400-year event to a 1-in-1,000-year event, as appropriate to conditions
- Public education about risk and federal funding to elevate, relocate and storm-proof buildings
- Exploration of polder and canal systems to manage water
- Natural drainage and stormwater-management strategies
- A Climate Change Policy Group to plan for adaptation to climate change

A CONNECTED CITY OF TRANSPORTATION CHOICE

- Regular road maintenance
- New transit options to connect New Orleans East, the West Bank, Lakeview and Gentilly with downtown, as well as additional routes in the city core
- Enhanced walkability through safe and attractive sidewalks, paths, and intersections for pedestrians
- Designated on-street and off-street bike routes for commuting and recreation

A "GREEN" CITY

- City leadership in environmental innovation
- Renewable energy adoption—solar, river, wind
- Building retrofits for energy efficiency
- Green building incentives and regulations
- Urban agriculture for food security
- Recycling, composting and waste reduction

A CITY OF EXCELLENT, COST-EFFECTIVE FACILITIES AND SERVICES

- An asset-management system for maintenance of renovated and new public facilities and infrastructure

**GCHP-Claiborne, LLC
1610-A Oretha Castle Haley Blvd
New Orleans, LA 70113**

Ms. Brenda Evans
Tax Credit Program Manager
Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, LA 70808

**RE: Selection Criteria Evidence – Targeted Population Type: Special Needs Households
GCHP-Claiborne, LLC (Claiborne Lofts Project)**

Dear Ms. Evans:

This letter is in support of applicant's selection of Selection Criterion II. C. a. The owner GCHP-Claiborne, LLC commits to setting aside 20% of units at the Project for Special Needs Households other than Elderly and to provide supportive services at no cost to the project. The attached letter from Covenant House of New Orleans demonstrates the commitment of services for those six households at no cost to the residents or the project.

By GCHP-CLAIBORNE, LLC
Signature Kathy LaVoorde
Title Auth. Agent
Date 12-4-12



611 N. Rampart St.
New Orleans, LA 70112
Office: (504) 584-1102
Fax: (504) 584-1171

August 17, 2011

Sara Meadows Tolleson
Gulf Coast Housing Partnership
1610-A Oretha Castle Haley Blvd
New Orleans, LA 70113

RE: GCHP-Claiborne, LLC – Commitment to Provide Supportive Services at No Cost to Project; Description of Services; and Leveraging Disability Funding Sources

Dear Ms. Tolleson:

As you know, Covenant House New Orleans provides services to homeless and at-risk youth in Orleans Parish. Covenant House offers a comprehensive array of educational, job training, and employment programs to bear at this crucial juncture between a dismal past and a promising future for our kids. It is my understanding that Gulf Coast Housing Partnership proposes to develop 26 units of affordable rental housing at 2256 North Claiborne Avenue, and that six (6) of those units will serve Special Needs households. Further, three (3) units will be reserved for Permanent Supportive Housing.

Covenant House New Orleans welcomes the opportunity to partner in this development with you, and as your partner, we will (1) provide tenant referrals for the three (3) PSH units; and (2) provide services to those residents at no cost to the project or the tenants by leveraging federal and/or other disability funding sources during the tax credit compliance period.

Below is a brief description of supportive services Covenant House New Orleans will provide:

- Case Management
- Health Services
- Childcare
- Counseling and Referral
- Addiction Management
- Educational Services
- Job Skills Programs
- Mental Health Services

We look forward to working with you. Please keep me posted on the status of the development. If you have any questions, please feel free to contact me.

Sincerely,


James R. Kelly
Executive Director

**GCHP-Claiborne, LLC
1610-A Oretha Castle Haley Blvd
New Orleans, LA 70113**

Ms. Brenda Evans
Tax Credit Program Manager
Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, LA 70808

**RE: On-Site Security – Owner Certification
GCHP-Claiborne, LLC (Claiborne Lofts Project)**

Dear Ms. Evans:

This letter serves to certify the owner's commitment to provide 24-hour on-site security for the GCHP-Claiborne project.

By

GCHP-CLAIBORNE LLC

Signature

Kathy Laborde

Title

Auth Agent

Date

12-4-12

GCHP-Claiborne, LLC
1610-A Oretha Castle Haley Blvd
New Orleans, LA 70113

Ms. Brenda Evans
Tax Credit Program Manager
Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, LA 70808

RE: Selection Criteria Evidence – Priority Development Areas & Other Preferences: Government Support (> 7%)
GCHP-Claiborne, LLC (Claiborne Lofts Project)

Dear Ms. Evans:

This letter is in support of applicant's selection of Selection Criterion III. G. I ("Government Support equal to 7% or more of total project development cost reduction"). The attached letter from Providence Community Housing evidences the commitment of rental assistance through six project based vouchers for the GCHP-Claiborne project for a 10-year HAP contract. The Net Present Value of those six rental assistance vouchers is valued at more than \$390,251, which is more than 7% of the project's total development cost.

By GCHP- CLAIBORNE, LLC
Signature Satya Taleor
Title Att'n Agent
Date 12-4-12

Providence

COMMUNITY HOUSING

Fostering healthy, diverse and vibrant communities in south Louisiana

December 4, 2012

Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, LA 70808

RE: GCHP-Claiborne, LLC
2256 North Claiborne Avenue, NOLA, 70117

To Whom It May Concern:

Our largest project is a joint effort with Enterprise to plan and develop a new community on and around the site of the former Lafitte public housing development, in the historic Tremé/Lafitte neighborhood of New Orleans. GCHP-Claiborne, LLC is developing affordable homes very close to the footprint of our planned development.

Our project is in its third phase of development, and when complete, the project will feature 1500 homes & apartments: a one-for-one replacement of all 900 subsidized rentals and the development of an additional 600 homes for sale to working families and first-time homeowners.

As part of this goal we have Section 8 Project Based Rental vouchers and wrap around community services provided at Sojourner Truth Neighborhood Center (STNC), including summer camp for children under 13, job training programs, and a computer lab.

Providence would be pleased to serve the tenants of GCHP-Claiborne, LLC with the programs offered at STNC at no extra cost to the resident or to the project. In addition, we would love to partner with GCHP-Claiborne, LLC to provide 6 units with Project Based Rental assistance through 10 year Housing Assistance Payment contracts.

Please feel free to contact me if you have any questions.

Sincerely,



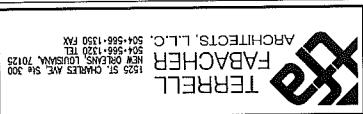
Terri North
President and CEO
Providence Community Housing

GCHP-Claiborne, LLC
Local Government Support Valuation
12/4/2012

Total Number of Project Based Vouchers: 6

Year	Voucher Rental Assistance Per Unit	Total Annual Voucher Income (6 PBV Units)	Net Present Value at 7% Discount Rate
			\$390,350.99
2014	\$8,676	\$52,056	
2015	\$8,676	\$52,056	
2016	\$8,676	\$52,056	
2017	\$8,676	\$52,056	
2018	\$8,676	\$52,056	
2019	\$8,676	\$52,056	
2020	\$8,676	\$52,056	
2021	\$8,676	\$52,056	
2022	\$8,676	\$52,056	
2023	\$8,676	\$52,056	
2024	\$8,676	\$52,056	
2025	\$8,676	\$52,056	
2026	\$8,676	\$52,056	
2027	\$8,676	\$52,056	
2028	\$8,676	\$52,056	
2029	\$8,676	\$52,056	
Total	\$138,816	\$832,896	

Total Devt Cost	5,457,794
NPV- 6 PBVs	\$390,350.99
% of TDC	7.15%

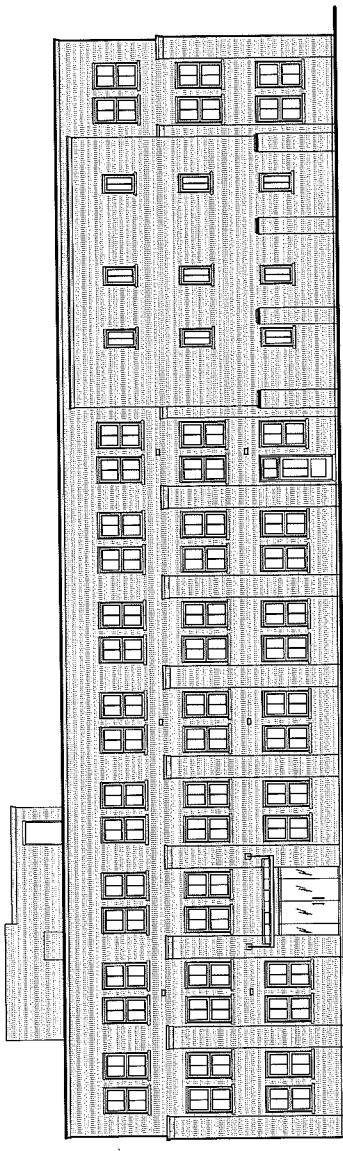


TERRELL
FABACHER
ARCHITECTS, LLC. 504.566.1150 FAX
1525 ST. CHARLES AVE. SUITE 100
NEW ORLEANS, LOUISIANA 70122

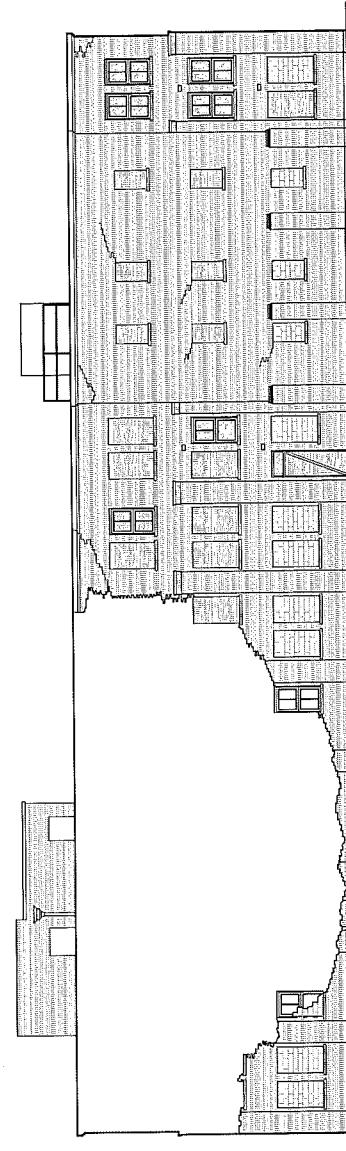
2256 N. CLAIBORNE
NEW ORLEANS, LOUISIANA

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DRAWN BY:	
DATE:	12-3-12
ASB NO.:	

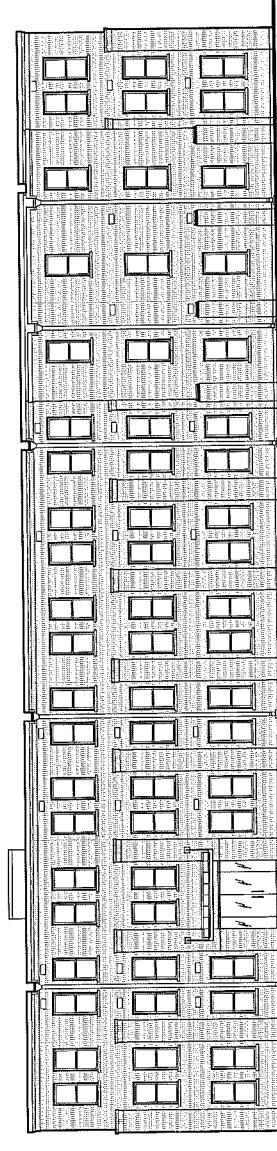
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ORIGINAL RENOVATED DESIGN PROPOSAL – MARGINT STREET ELEVATION
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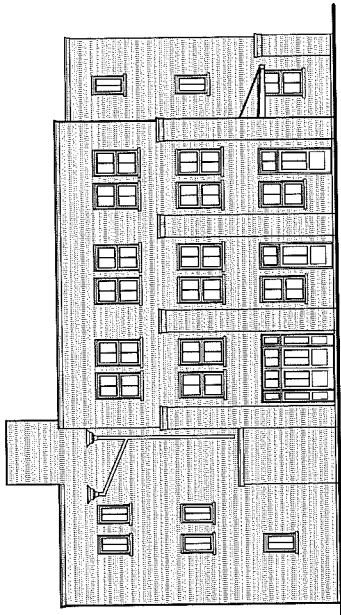


BUILDING COLLAPSE – MARGINT STREET ELEVATION
SCALE: 1/16" = 1'-0"

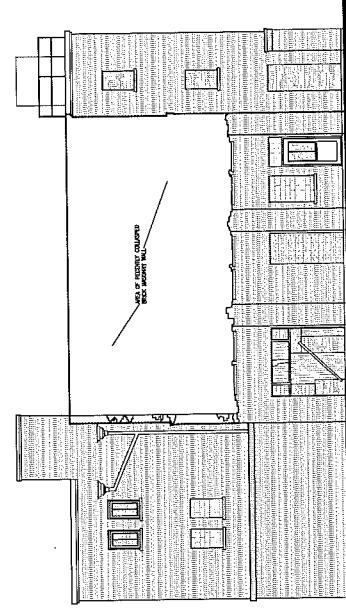


NEW DESIGN PROPOSAL – MARGINT STREET ELEVATION
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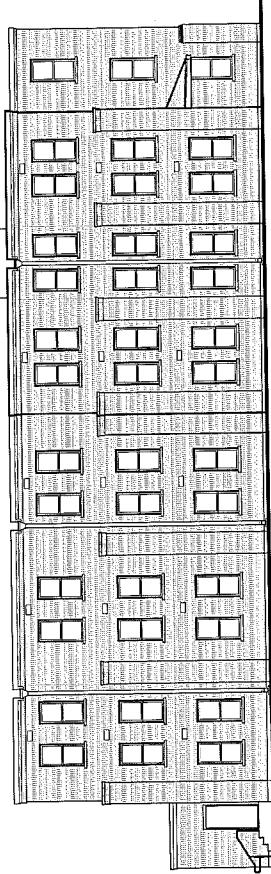
 <p>TERRELL ARCHITECTS, LLC.</p> <p>204-695-1323 FAX 225-734-0130 PHONE 225-734-0130 FAX</p>	<p>2256 N. CLAIBORNE</p> <p>NEW ORLEANS, LOUISIANA</p> <p>This drawing is the property of Terrell Architects, LLC. It is to be used only by the architect or engineer for whom it was prepared. Any other use, reproduction or disclosure without the written permission of the architect or engineer is prohibited by law.</p>	<p>NO. REVISIONS 1</p> <p>CHECKED BY: _____ DRAWN BY: _____ DATE: 12-3-12 JOB NO.: _____</p>
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ORIGINAL RENOVATED DESIGN PROPOSAL – N. CLAIBORNE AVENUE ELEVATION
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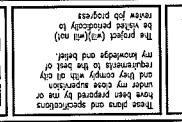


BUILDING COLLAPSE – N. CLAIBORNE AVENUE ELEVATION
SCALE: 1/16" = 1'-0"



NEW DESIGN PROPOSAL – N. CLAIBORNE AVENUE ELEVATION
SCALE: 1/16" = 1'-0"

SK2



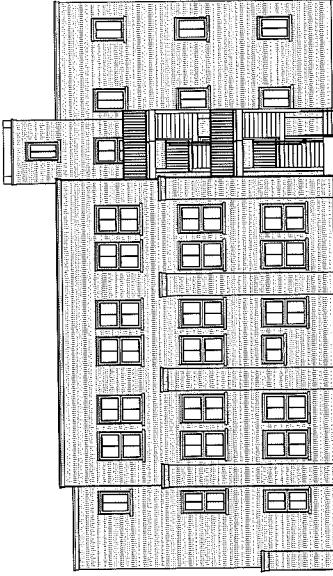
2256 N. CLAIBORNE
NEW ORLEANS, LOUISIANA

NO. REVISIONS
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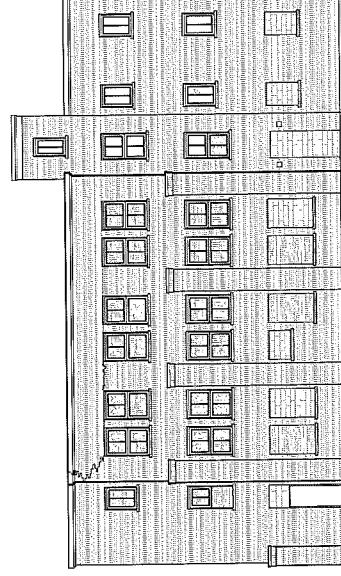
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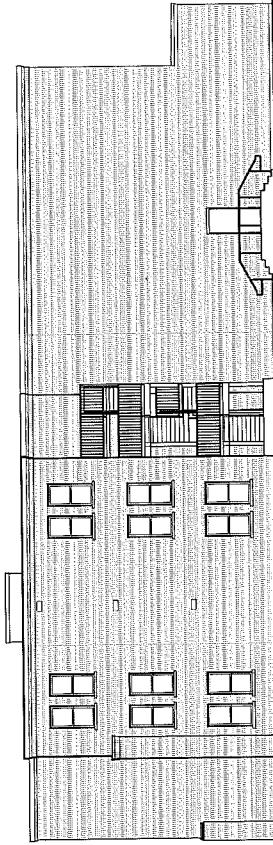
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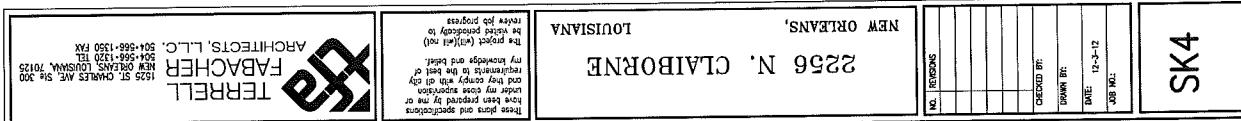
ORIGINAL RENOVATED DESIGN PROPOSAL - N. ROBERTSON STREET ELEVATION
SCALE: 1/16" = 1'-0"



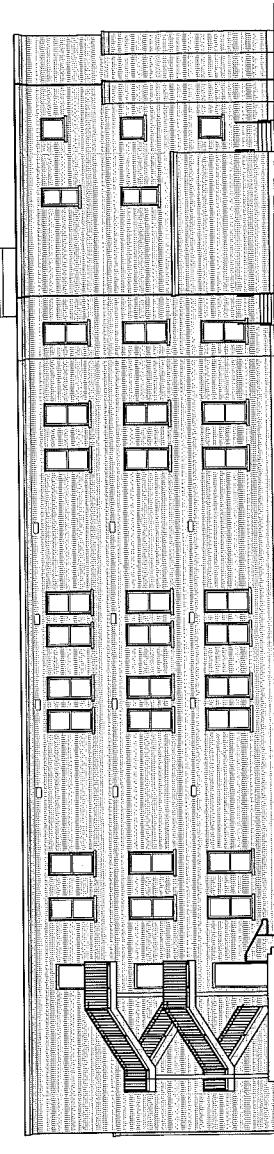
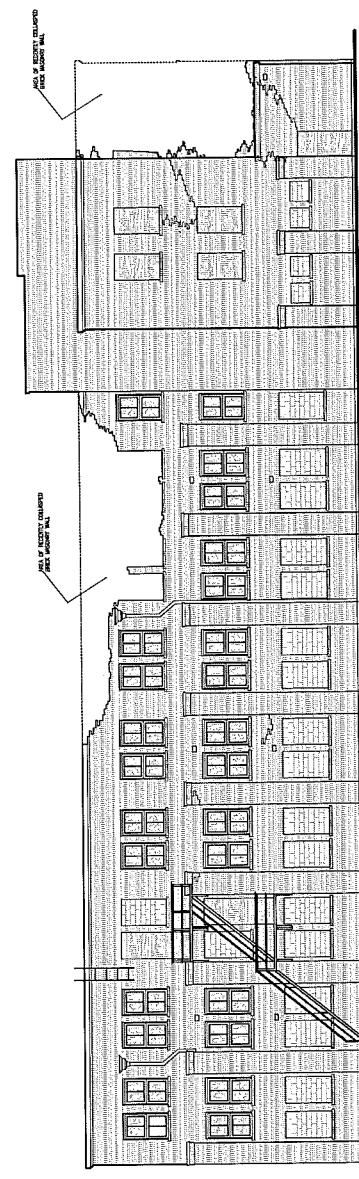
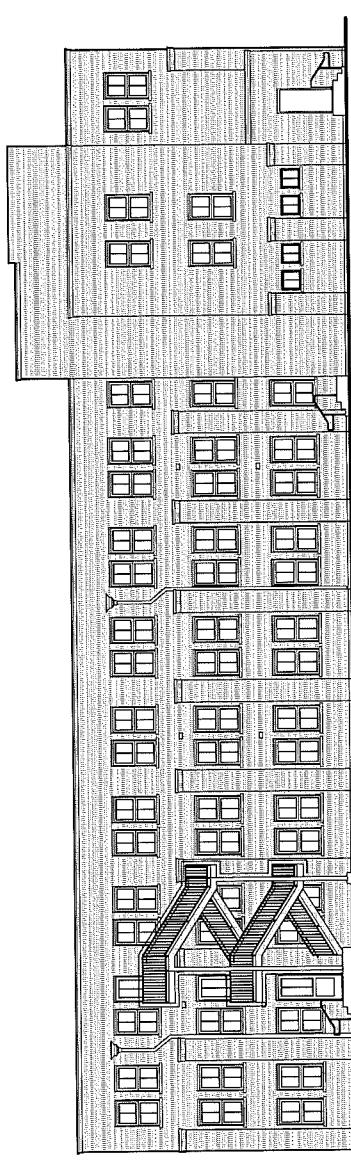
BUILDING COLLAPSE - N. ROBERTSON STREET ELEVATION
SCALE: 1/16" = 1'-0"



NEW DESIGN PROPOSAL - N. ROBERTSON STREET ELEVATION
SCALE: 1/16" = 1'-0"



SK4



Sara Meadows

From: Alison F. Saunders <asaunders@crt.la.gov>
Sent: Wednesday, September 19, 2012 11:15 AM
To: Sara Meadows
Subject: RE: Emailing: Claiborne_08.30.12_2, Claiborne_08.30.12_1, Claiborne_08.30.12_3, Claiborne_08.30.12_4

Hi Sara,

Just left you a message—the news is not good: The building is going to be decertified. This means that it will no longer be eligible for the federal 20% credit nor the state 25% credit. Let me know if you have questions. I'm sorry that this has happened and I know that you are disappointed.

Alison

Alison F. Saunders
Tax Incentives Director
Division of Historic Preservation
225.342.8155

From: Sara Meadows [<mailto:tolleson@gchp.net>]
Sent: Tuesday, September 18, 2012 3:45 PM
To: Alison F. Saunders
Subject: RE: Emailing: Claiborne_08.30.12_2, Claiborne_08.30.12_1, Claiborne_08.30.12_3, Claiborne_08.30.12_4

Thanks, Alison. I was about to call you to see if you'd heard anything. Did they say they'd get back to you by the end of the day?

Sara Meadows Tolleson
Gulf Coast Housing Partnership
1610 Oretha Castle Haley Blvd
New Orleans, LA 70113
Phone 504.525.2505
Fax 504.525.2599
tolleson@gchp.net

From: Alison F. Saunders [<mailto:asaunders@crt.la.gov>]
Sent: Tuesday, September 18, 2012 3:12 PM
To: Sara Meadows
Subject: RE: Emailing: Claiborne_08.30.12_2, Claiborne_08.30.12_1, Claiborne_08.30.12_3, Claiborne_08.30.12_4

Hi Sara,

We're still waiting to hear something. One of the key people who makes decisions regarding building eligibility is being consulted, and we're waiting to hear his response.

Alison

Alison F. Saunders
Tax Incentives Director
Division of Historic Preservation
225.342.8155

From: Sara Meadows [<mailto:tolleson@gchp.net>]
Sent: Tuesday, September 18, 2012 11:06 AM

To: Alison F. Saunders

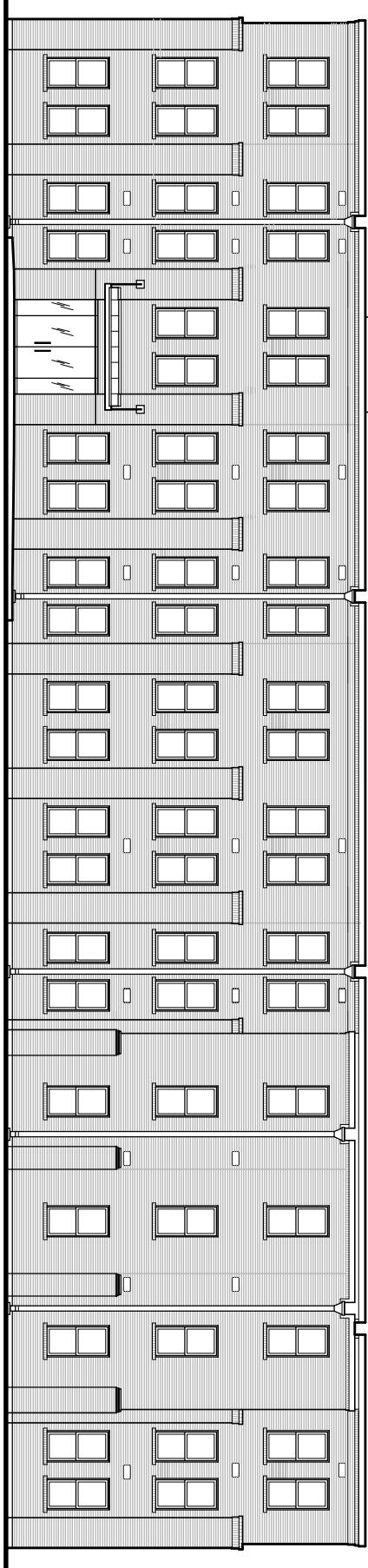
Subject: Emailing: Claiborne_08.30.12_2, Claiborne_08.30.12_1, Claiborne_08.30.12_3, Claiborne_08.30.12_4

Alison -- Attached are the most recent photos I have, and the building has not changed since these were taken on August 30th, right after Hurricane Isaac. The photos aren't great, so just let me know if you want me to go out there and take some photos this morning. It will just take me about an hour.

Claiborne_08.30.12_2
Claiborne_08.30.12_1
Claiborne_08.30.12_3
Claiborne_08.30.12_4

NEW DESIGN PROPOSAL – MARIGNY STREET ELEVATION

SCALE: 1/16" = 1'-0"



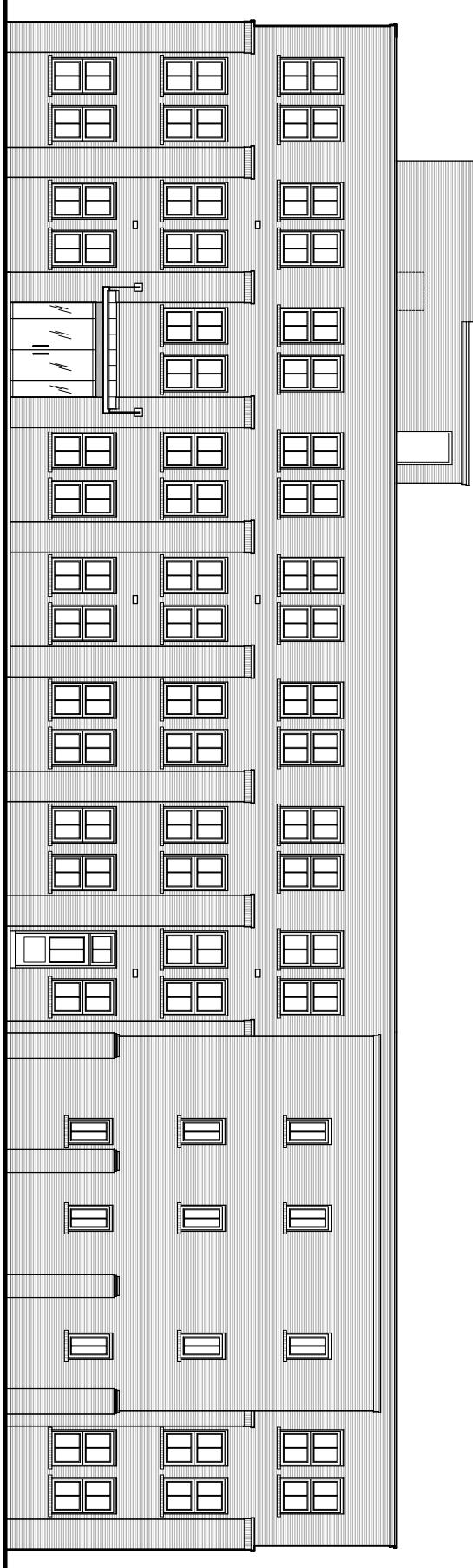
BUILDING COLLAPSE – MARIGNY STREET ELEVATION

SCALE: 1/16" = 1'-0"



ORIGINAL RENOVATED DESIGN PROPOSAL – MARIGNY STREET ELEVATION

SCALE: 1/16" = 1'-0"



SK1

NO. REVISIONS

2256 N. CLAIBORNE
NEW ORLEANS, LOUISIANA

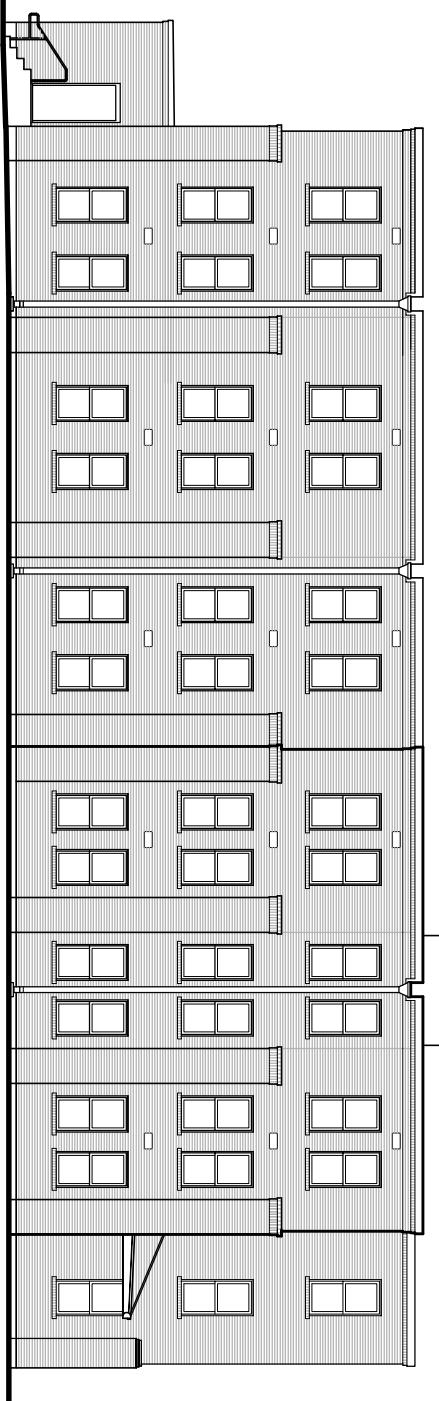
These plans and specifications
have been prepared by me or
under my close supervision
and they comply with all city
requirements to the best of
my knowledge and belief.
The project (will)(will not)
be visited periodically to
review job progress



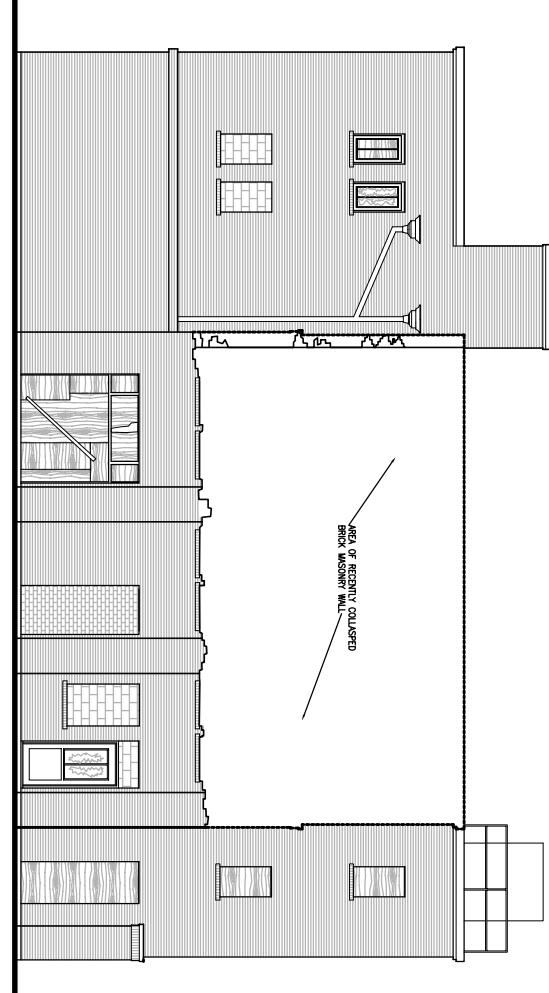
TERRELL
FABACHER

1525 ST. CHARLES AVE, STE 300
NEW ORLEANS, LOUISIANA, 70125
504-566-1320 TEL
504-566-1350 FAX

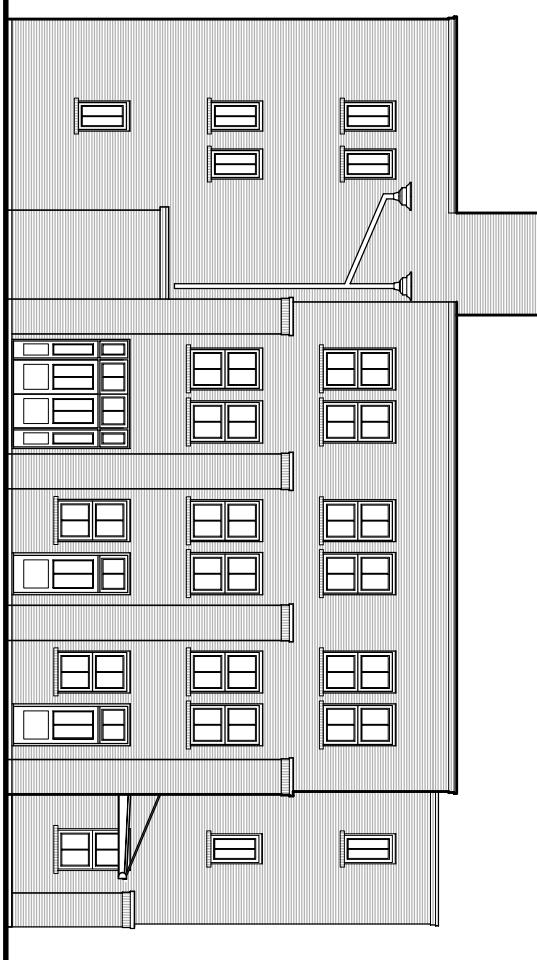
NEW DESIGN PROPOSAL – N. CLAIBORNE AVENUE ELEVATION



BUILDING COLLAPSE – N. CLAIBORNE AVENUE ELEVATION
SCALE: 1/16" = 1'-0"



ORIGINAL RENOVATED DESIGN PROPOSAL – N. CLAIBORNE AVENUE ELEVATION
SCALE: 1/16" = 1'-0"



SK2

2256 N. CLAIBORNE
NEW ORLEANS, LOUISIANA

NO. REVISIONS

DRAWN BY:
DATE: 12-3-12
JOB NO.:

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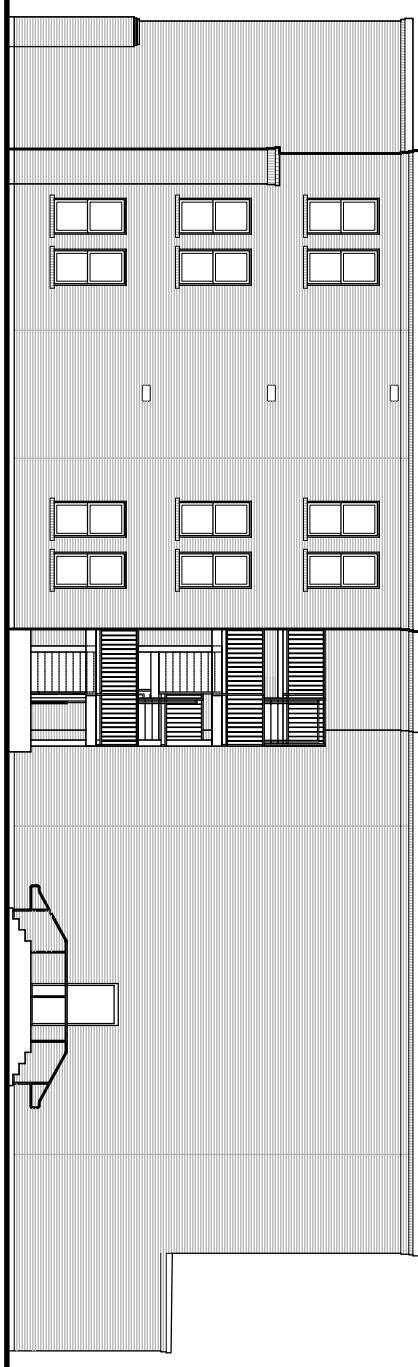


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504-566-1320 TEL
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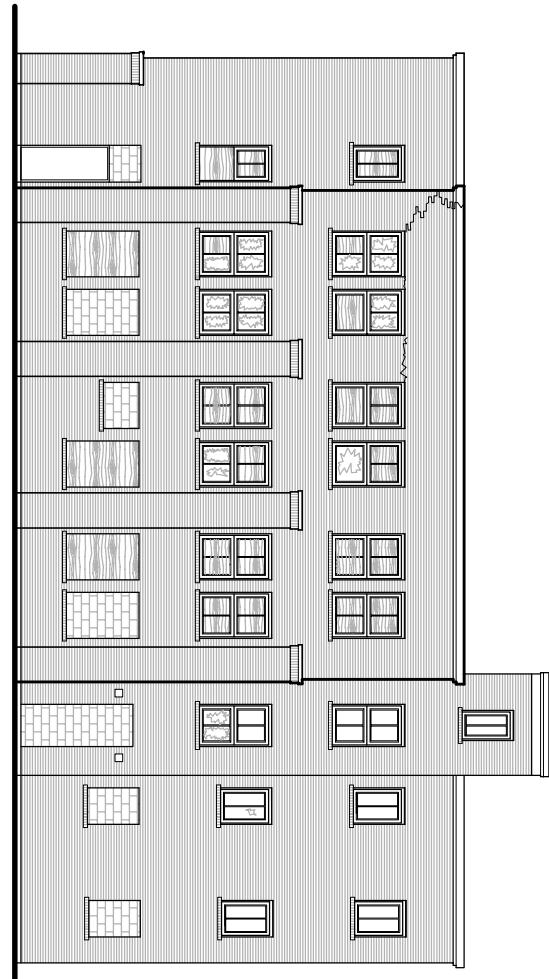
NEW DESIGN PROPOSAL – N. ROBERTSON STREET ELEVATION

SCALE: 1/16" = 1'-0"



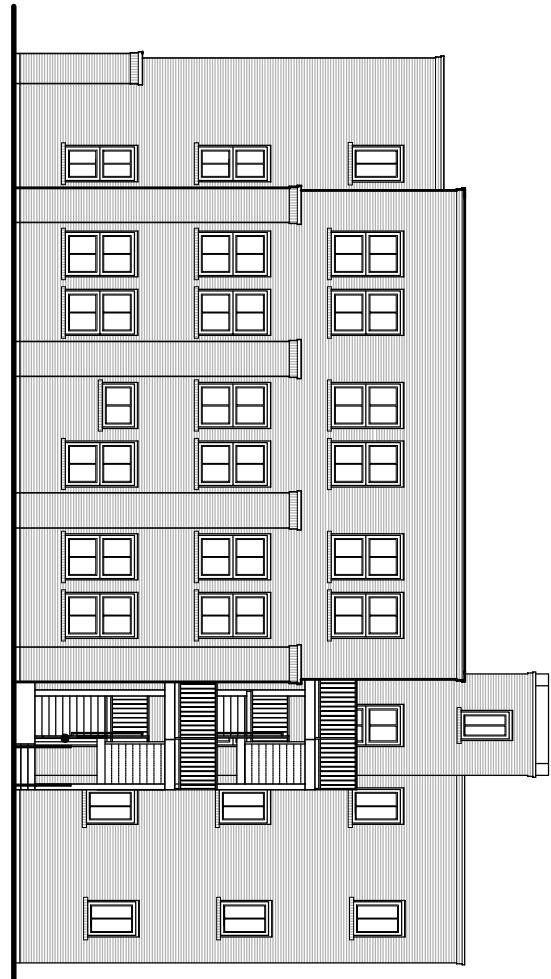
BUILDING COLLAPSE – N. ROBERTSON STREET ELEVATION

SCALE: 1/16" = 1'-0"



ORIGINAL RENOVATED DESIGN PROPOSAL – N. ROBERTSON STREET ELEVATION

SCALE: 1/16" = 1'-0"



SK3

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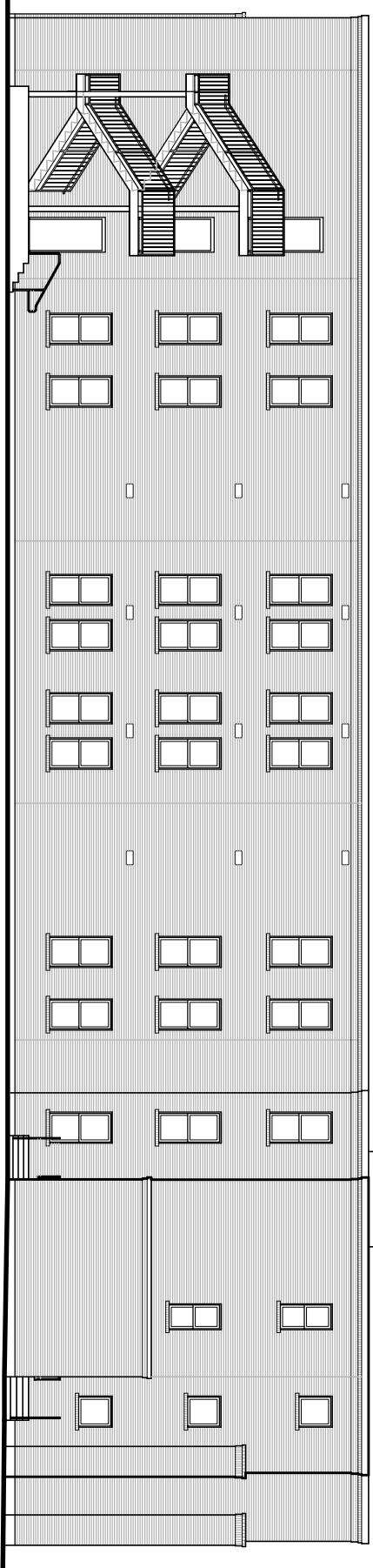


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504-566-1350 FAX

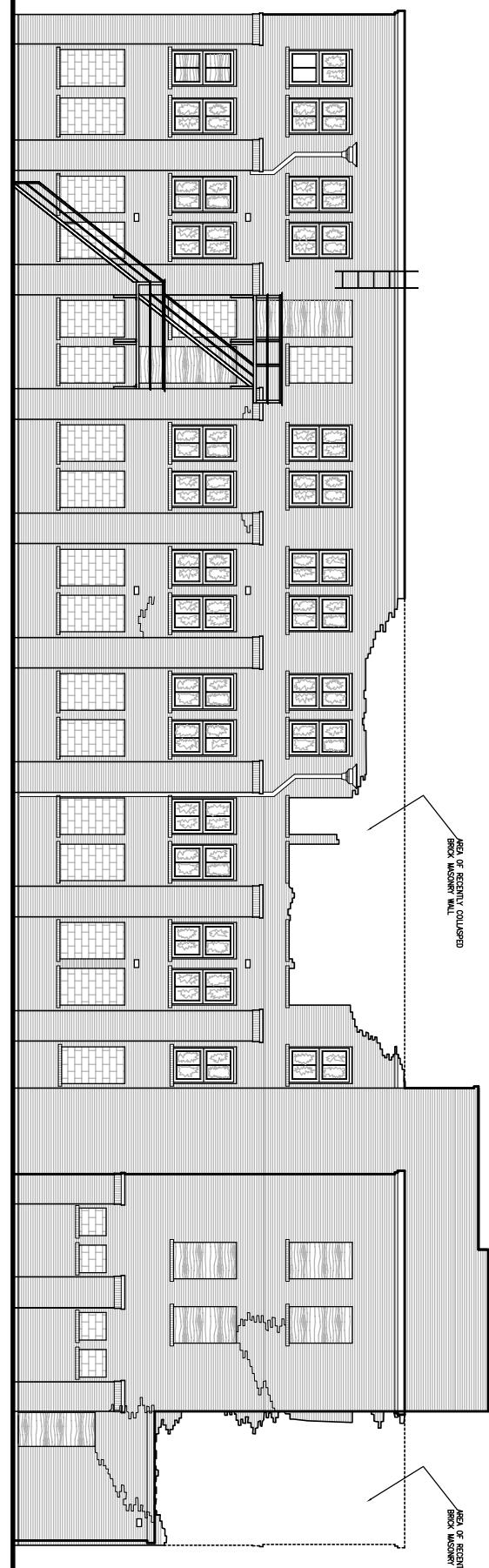
NEW DESIGN PROPOSAL – MANDEVILLE STREET ELEVATION

SCALE: 1/16" = 1'-0"



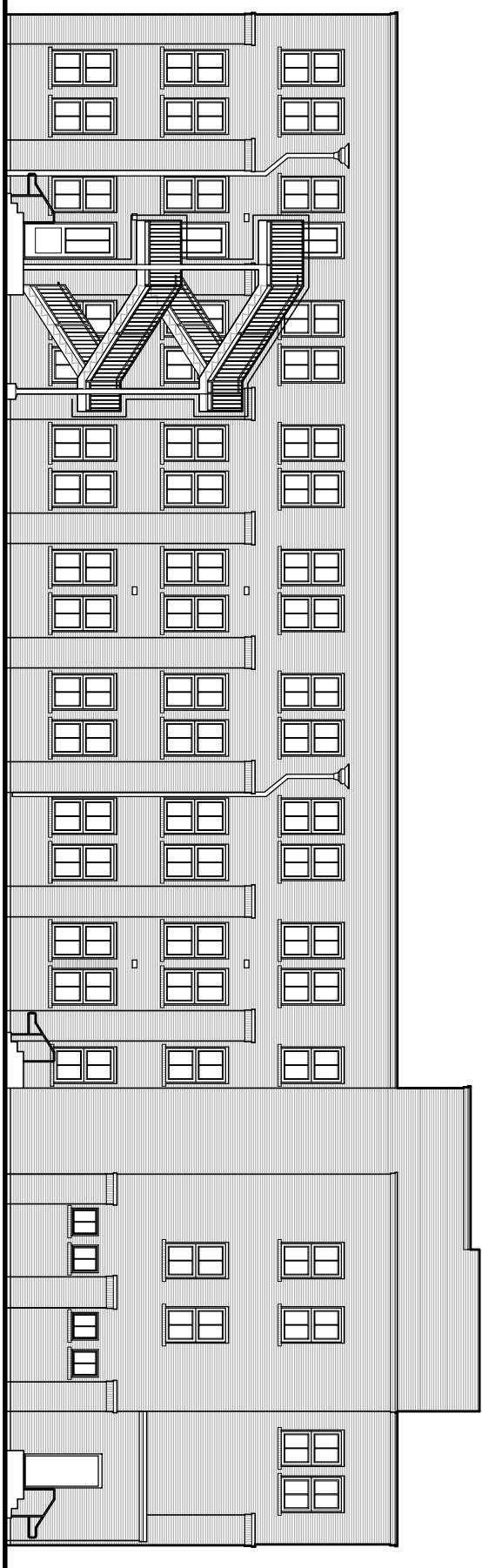
BUILDING COLLAPSE – MANDEVILLE STREET ELEVATION

SCALE: 1/16" = 1'-0"



ORIGINAL RENOVATED DESIGN PROPOSAL – MANDEVILLE STREET ELEVATION

SCALE: 1/16" = 1'-0"



SK4

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2256 N. CLAIBORNE
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504-566-1350 FAX



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:

October 1, 2012

Mr. Peter Gardner
Claiborne Lofts, LLC
8601 Leake Ave.
New Orleans, LA 70118

PROPERTY: 2256 N. Claiborne, New Orleans, LA
PROJECT NUMBER: 25105

Dear Mr. Gardner:

It has come to our attention that significant changes to the above property have occurred since the approval of the Historic Preservation Certification Application -- Part 1 issued on September 14, 2010. Due to extensive deterioration of the building since that time NPS has found that the property does not contribute to the significance of the New Marigny historic district. Specifically, substantial portions of the building's exterior walls and interior floors have collapsed. This property, therefore, does not qualify as a "certified historic structure" for purposes of the Tax Reform Act of 1986, and thus does not qualify for the historic preservation provisions of the Act that apply to "certified historic structures."

We have enclosed a copy of Department of the Interior regulations that outline in section 67.10 the process for appealing this decision. Should you wish to enter an appeal, please comment by letter to the Chief Appeals Officer, Cultural Resources, National Park Service, 1849 C Street, NW, Org. 2250, Washington, D.C. 20240. Appeals must be received within 30 days of receipt of this decision. A copy of this decision will be forwarded to the Internal Revenue Service.

A copy of this decision will be forwarded to the Internal Revenue Service. If you have any questions about the review of your application, please contact the SHPO or me at 202-354-2278.

Sincerely,

Roger G. Reed, Historian
National Register of Historic Places

Enclosure

cc: IRS
LA SHPO



Louisiana Housing Corporation

2415 Quail Drive, Baton Rouge, Louisiana 70808

Phone: (225) 763-8700 Fax: (225) 763-8738

FIELD REPORT

From: Todd Folsom
To: Bradley Sweazy
Date of Visit: 12/3/12
Length of Visit: 1 Hour
Project Name: Claiborne Lofts 1112-32
Project Location: New Orleans LA
LHC Personnel: Todd Folsom
Purpose of Visit: Determine if material change is merited

- Original building proposed to rehabilitate is in an obvious state of collapse.
- It appears that the current condition of this building is due to age, a lightning strike and finally Hurricane Isaac damages. This cumulative damage has resulted in an irreparable state; therefore, demolition and reconstruction is required.
- Efforts have been made by the developer to salvage the original building; nonetheless, due to these additional damages this building is no longer a rehabilitation project but a ruin that cannot be salvaged.
- Recommendation is to demolish the existing structure immediately. This building poses a danger due to the probability of collapse. New construction on the original footprint would be both cost effective and reasonable given this rather unique scenario.

Upon arrival, I met with Ms. Sara Tolleson, developer. She welcomed my inspection of the site. During this inspection, it became obvious that the building on site is in a state of collapse. There is evidence of shoring efforts to stabilize the existing building; nonetheless, multiple locations throughout this building show signs of collapse. I believe that this building has now become irreparable. The most logical solution to this circumstance, beyond the developer's control, is to demolish the existing structure and rebuild with new construction. This would allow modernization of the structure to meet current codes and standards. This would also eliminate the danger of this building collapsing further.

The evidence on site is that the developer is still determined to complete this development. The shoring efforts along with test piles driven prove that this development is moving forward. This is rather a unique scenario given the circumstances that were beyond the control of the developer. The developer manifests intense interest for Board approval in order to complete this development despite this setback.



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1 Overview of building in state of collapse



2 Building in state of collapse despite shoring efforts.



IMAGES



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3 Obvious collapse



4 Shoring efforts





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5 Shoring efforts



6 Shoring efforts



7 Stress cracks evident



8 Test piles driven for reconstruction





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IMAGES