

From: [James Neville](#)
To: [QAP Comments](#)
Cc: [Brenda Evans](#); [Marjorianna Willman](#); [Frederick "Fred" Tombar III](#)
Subject: 2015 QAP Comments- Choice Neighborhood Initiative
Date: Thursday, October 30, 2014 1:55:11 PM
Attachments: [2014_10_30_13_35_18.pdf](#)

In 2011, HUD awarded the City of New Orleans as one of its first Choice Neighborhood Initiative recipients. It was a massive undertaking to target 821 public housing units in the Iberville project and 2,446 units to be built on the Iberville site and in the Treme neighborhood. The Dept. of Housing Urban Development is counting on the city of New Orleans not to fail in its efforts. The LHC should recognize HUD's CNI initiative and encourage current affordable housing projects to be located in the CNI boundaries. A map and a summary of the award and project scope is attached. I think the 2015 QAP should reflect HUD's interest in seeing the CNI project as a success so that future funding will be entrusted to our state. The LHC has an opportunity to do that by awarding extra points in its 2015 QAP to projects in the Choice Neighborhood Initiative location.

Thank-you.

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New Orleans, Louisiana

Lead Applicant: Housing Authority of New Orleans (HANO)

Co-Applicant: City of New Orleans

Target Public Housing Project: Iberville Housing Development

Number of Redeveloped Public Housing Units: 821

Total Units Planned: 2,446

Target Neighborhood: Iberville/Treme

Choice Neighborhoods Funds Awarded: \$30.5 million

Key Partners:

HRI Properties (HRI)

McCormack Baron Salazar, Inc. (MBS)

Urban Strategies

Recovery School District

Workforce Investment Authority

Covenant House

Tulane Community Health Clinic

New Orleans Police Department

Early Childhood & Family Learning Foundation

Key Committed Funders:

City of New Orleans

U.S. Department of Transportation

Louisiana Housing Finance Agency

Housing Leverage committed: \$77,638,186

People Leverage committed: \$18,043,460

Neighborhood Leverage committed: \$1,053,974,878



Project Summary:

The Iberville/Treme Transformation Plan targets the 821-unit distressed Iberville public housing project. The historic Iberville/Treme neighborhood is adjacent to the thriving French Quarter and Central Business District, yet more than 52 percent of households are living in poverty. Designed in 1940 as a superblock of 74 two- and three-story brick buildings, Iberville currently has only 441 units occupied. Preservation plans call for 24 of the existing buildings to be reconfigured and renovated while the remaining 50 buildings will be replaced and the street grid restored. The new development will consist of 913 units onsite, of which 304 will be public housing available to current residents of the Iberville development. The remaining 609 onsite units will be split evenly between market rate and low income housing tax credit units. An additional 1,518 rental units will be created within the neighborhood, of which 517 will be public housing or project based Section 8. An additional 15 sites will be developed into homeownership units. The total project costs are estimated to be approximately \$662 million.

The development team will implement a results-oriented case management model to help adults achieve self-sufficiency, place-based job training and readiness programming and to help children access targeted education/training and literacy strategy. This will be done in partnership with the Workforce Investment Authority (WIA) and Early Childhood & Family Learning Foundation (ECFLF)'s Outreach Program to ensure that kindergarteners are reading at grade level expectations. The Recovery School District (RSD) and its partners will build and renovate Iberville/Treme school facilities and will work

with the Afterschool Partnership and the Boys and Girls Club to increase access to before/afterschool programming and to provide enrichment activities. A partnership with the newly expanded Tulane University Community Health Clinic will undertake a detailed assessment of resident health programs to address critical health outcomes. The New Orleans Police Department will collaborate to implement a sustainable violence prevention program that includes participation of residents, support services, law enforcement and other public safety resources to implement organized neighborhood watches, youth mentoring programs and a renter/homeowners association.

Based on extensive neighborhood planning and resident engagement, the development team intends to leverage a \$2 million Sustainable Communities Challenge Grant to study the removal of an elevated stretch of interstate I-10, the return of a new streetcar line (named *Desire*), and further City investment in the Lafitte Greenway. These efforts are all intended to capitalize on the new Veterans' Affairs Medical Center and BioDistrict being developed in the neighborhood. The development team will also construct street connectivity enhancements, pedestrian friendly streetscapes, and appropriate street lighting; create neighborhood retail in ground floor spaces of the new residential properties and a grocery store and farmer's market along the eastern edge of the Iberville site; plan a large scale urbanized destination lifestyle center along Canal Street; focus arts and culture investments in this neighborhood; and expedite improvements to Louis Armstrong Park, the Municipal Auditorium, and Saenger Theatre.