

Developer

Providence Community Housing
Enterprise Community Partners
L+M Development Partners

Architect/Engineer

Michael Willis Architects
Eskew Dumez Ripple
Urban Design Associates
Schrenk & Peterson

General Contractor

Broadmoor-Womack

Units

Phase I – 812 homes
568 affordable rental apartments
244 for-sale and market-rate rental residences

Description

When complete, this new mixed-income community on and around the 27-acre site of the former Lafitte public housing complex in the historic Tremé neighborhood will feature 1,500 homes. Faubourg Lafitte will represent a one-for-one replacement of all 900 subsidized apartments, and the development of an additional 600 for-sale and market-rate rental homes. Of the first 812 homes in development, 295 are being constructed in the surrounding neighborhood and 517 are being constructed on the former Lafitte site. The new development is being built to Enterprise Green Communities standards, incorporating healthy and energy-efficient building practices, materials and systems.

A hub for support services for Faubourg Lafitte residents and the Tremé community, the Sojourner Truth Neighborhood Center (STNC) re-opened in 2009. STNC provides quality, enriching, engaging and creative programs to promote economic and emotional stability by offering resources and tools to improve quality of life and maximize strengths.

Faubourg Lafitte connects seamlessly to the surrounding neighborhood through a reconnected public street grid and the development of infill housing. It is also located along the planned new Lafitte Greenway, which will link neighborhoods from the French Quarter to City Park via a landscaped biking and walking trail. The overall design is strongly influenced by the rich, architectural styles found in the surrounding neighborhoods of Tremé and Tulane-Gravier, and the community was planned with the input of former residents and neighbors through a series of charrettes.

Three of the original Lafitte buildings are being preserved and renovated for non-residential uses.*



FINANCING FOR THE FIRST 134 RENTAL APARTMENTS

Housing Authority of New Orleans
U.S. Department of Housing and Urban Development
Citibank, NA
IberiaBank
Louisiana Housing Finance Agency
State of Louisiana Office of Community Development
Industrial Development Board of the city of New Orleans
Enterprise

*The development is just a few blocks from the French Quarter, central business district and the planned new LSU/VIA medical complex.

Developer

Providence Community Housing, based in New Orleans, is a nonprofit affordable housing developer founded by a coalition of faith-based groups in April 2006, in the aftermath of Hurricane Katrina. Providence's mission is to foster healthy, diverse and vibrant communities by developing, operating and advocating for affordable, mixed-income housing, supportive services and employment opportunities for individuals, families, seniors and people with special needs.

Enterprise works with partners nationwide to build opportunity. We create and advocate for affordable homes in thriving communities linked to jobs, good schools, health care and transportation. We lend funds, finance development, and manage and build affordable housing, while shaping new strategies, solutions and policy. Over more than 30 years, Enterprise has created 300,000 homes, invested nearly \$14 billion and touched millions of lives.

L+M Development Partners since 1984 has been a leader and innovator in real estate, responsible for more than \$2 billion of development and construction. Working with community, government and investment partners, L+M has built more than 8,000 units of high-quality, affordable and market rate housing. In the process, L+M has helped to create a resurgence of areas once scarred by decay and neglect.

Affordability

By including a mix of public housing, Section 8 apartments and market-rate homes, the new development will provide rental and homeownership opportunities for households with a range of incomes. A 100-unit building with permanent rent subsidies for seniors will be developed in the center of the site.

Amenities and Services

Community activities and services including summer youth programs, employment assistance, senior activities, health and wellness programs and education and training will be provided in the renovated Sojourner Truth Community Center, operated by Catholic Charities and adjacent to the Lafitte site. A Head Start center is also planned for one of the historic Lafitte buildings on the site. The development team has formed partnerships with several community development organizations to provide access to additional comprehensive supportive services for the residents of the Tremé/Lafitte and Tulane/Gravier neighborhoods. The new development is adjacent to the planned Lafitte Greenway, a three-mile bicycle and pedestrian trail connecting the French Quarter and Tremé with City Park.