

### 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 Rental Apartments  
244 Homeownership Residences

### Description

When complete, this new mixed-income community on and around the 27-acre site of the former Lafitte public housing complex will feature 1,500 homes and apartments, representing a one-for-one replacement of all 900 subsidized apartments, and the development of an additional 600 homes for sale to working families and first-time homeowners. The first phase of 812 units will be built both on and off the former Lafitte site; 517 homes on-site and 244 in the surrounding community. The new development will be built to Green Communities standards, incorporating healthy and energy-efficient building practices, materials and systems.

The site plan, developed through a charrette process with residents and community stakeholders, includes restoration of the historical street grid that was erased when Lafitte was developed. It preserves traditional New Orleans architectural styles, similar to those of the surrounding neighborhoods, that respect the history and culture of the community and features mostly singles and doubles with front porches, sidewalks, trees, ample lighting and off-street parking.

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  
Capital One  
Louisiana Housing Finance Agency  
State of Louisiana Office of Community Development  
Industrial Development Board of the city of New Orleans  
Enterprise

## 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 is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, Enterprise has introduced neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested more than \$10 billion in equity, grants and loans to help build or preserve more than 250,000 affordable rental and for-sale homes to create vital communities.

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 units 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.

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