



Bayou District Foundation

Presentation to Smart Growth Summit

August 19, 2010

November 2005

East Lake Community Leaders including Tom Cousins, Charlie Yates and Chuck Knapp invite New Orleans Business Leaders Mike Rodrigue, Gerry Barousse and Gary Solomon to tour the East Lake community in Atlanta, GA.



- There were 650 dilapidated, dangerous public housing apartment units.
- The crime rate was 18 times higher than the national average.
- The employment rate was only 13.5% and only 4% earned incomes over the poverty line.
- 59% of adults relied on welfare.
- Only 5% of the fifth graders at the local elementary school were able to meet or exceed state standards for math.
- Fewer than a third of the students in the neighborhood graduated from high school.

- *The Villages of East Lake* is a beautiful and thriving, mixed-income community.
- Violent crime has been reduced by 95%.
- All adults receiving government housing assistance are working or in job training.
- Only 5% of adults rely on welfare.
- 94% of Drew Charter School students meet or exceed state standards for reading and 84% meet or exceed state standards for math.
- 85% of the members of the Drew 8th Grade Class of 2005 completed high school in 2009

Location map



A Distressed Community



Education

- Less than 1/3 of 10 year olds at Waters Elementary were reading at or above Basic reading as measured by LEAP in 2005. Waters rated as 77th out of 80 schools in the NOPS system pre Katrina.
- 10% of 8th graders at Phillips Junior High were at or above standard in English, Math and Science. 25% of students needed special education services

Community

- Estimated 3070 people in the former St. Bernard Housing Development; 1400 of whom were children 0-19. Only half of the adult population was employed. Only 218 adults had a college degree. 327 adults had less than a 9th grade education.

Crime

- 40 homicides between 2001-2005. 686 felonies committed in the span; accounting for nearly half of the crime in the entire 3rd police district of New Orleans.



5 Years Later



Flooding from Hurricane Katrina
– Sep 2005
View looking north from I-610



Columbia Parc at the Bayou District
-August 2010
View looking north from I-610

Overall Bayou District Master Plan

1,325 Affordable Housing Units
900 rental, 125 senior, 300 for sale

3 Schools-Early Learning Center,
K-8 public grade school,
and College Prep High School
Educare, Akili Academy & McDonogh 35

1 YMCA Recreational Facility

2 18 Hole Golf Courses & Practice
Facility in conjunction with City
Park

1 Supermarket, Retail and Shops
to support neighborhood, UNO
Dillard, SUNO, Holy Cross &
LSU Dental School



The Bayou District

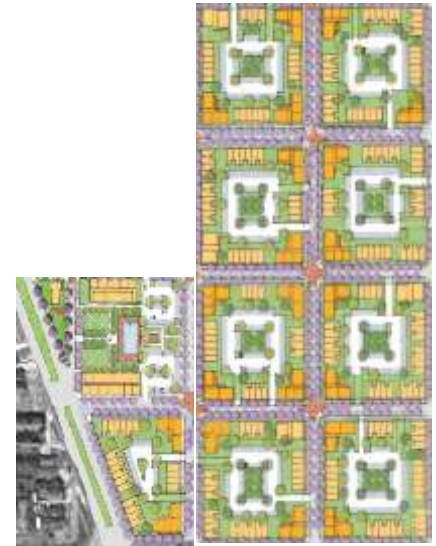


COLUMBIA PARC AT THE BAYOU DISTRICT -



Design Elements:

- Re-connect to neighborhood on historic street grid
- Engage homes with public streets, pedestrian realm
- Attention to architectural detail to create individual homes
- Designs respect Louisiana Pattern Book
- Design and finishes built to market rate standards for mixed-income success
- Sustainability: **LEED Silver** construction; lowered operating costs



COLUMBIA PARC AT THE BAYOU DISTRICT - PHASE I



Phase I Construction:

- Ten (10) new city blocks, infrastructure
- 466 mixed-income townhomes and apartments
 - Unit mix: 1/3-market; 1/3 PHA; 1/3 affordable at 60% AMI
 - 26 permanent supportive housing units; 47 fully handicap equipped units
- New Community Center, Offices, and Community Amenities block



Construction Progress:

- Infrastructure/Streets – 95% complete
- Vertical construction – 65% complete
- First blocks completed – move-ins underway
- Construction continues through late 2010



COLUMBIA PARC AT THE BAYOU DISTRICT PHASE I



www.columbiaparc.com

Market Response :

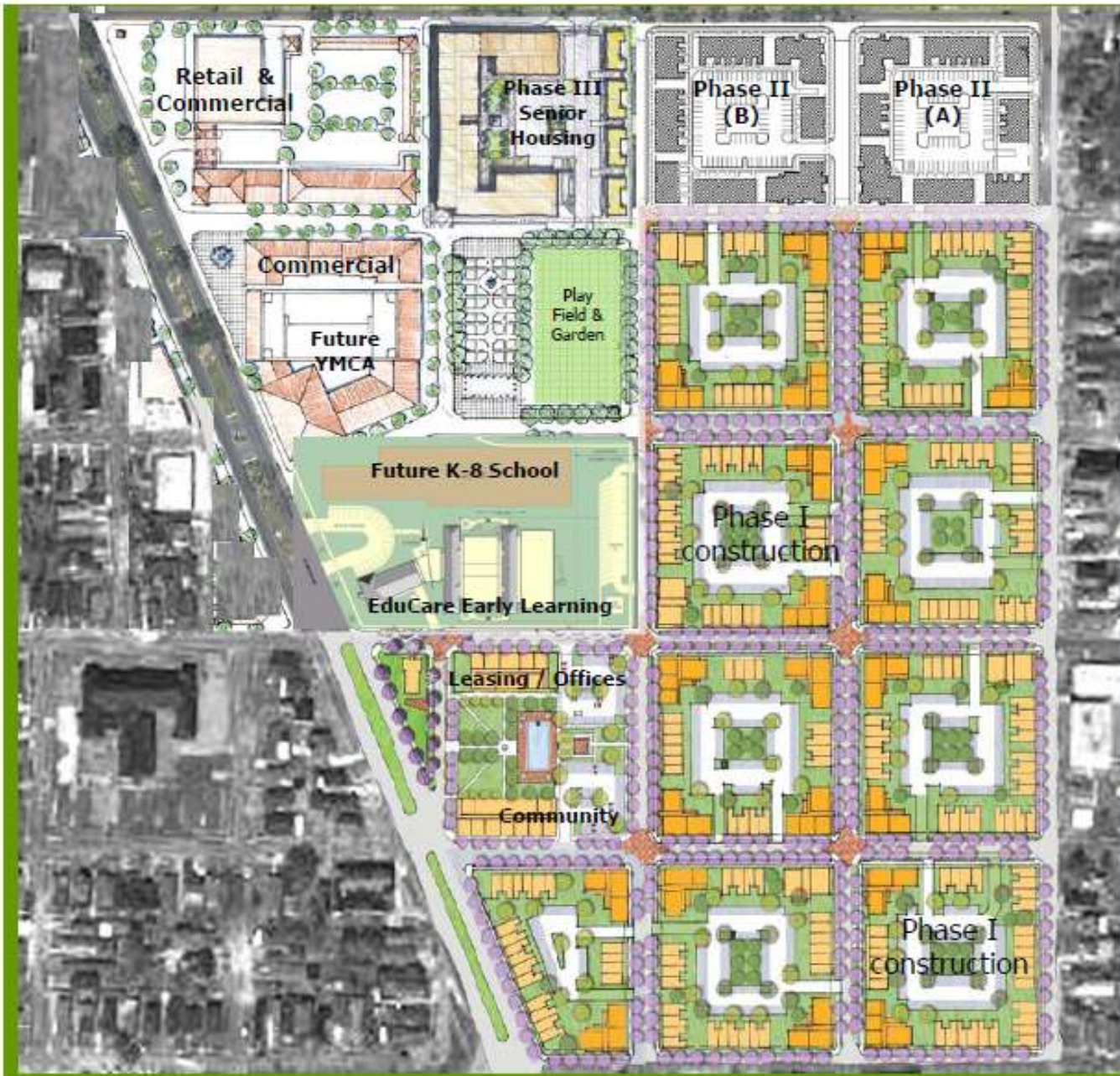
- Nearly 300 returning families on site-based waiting list for PHA units
- Waiting List of approved applications for market rate and tax credit units (to date)
- Police, fire, teachers, nurses, university, hospitality industry and other workforce groups targeted
- Move-ins underway – blocks leased ahead of delivery
- Full Occupancy-First Quarter 2011



Columbia Parc at the Bayou District

St Bernard Redevelopment

ON-SITE DEVELOPMENT



The Housing Authority of New Orleans

Education within the Bayou District

Using East Lake model-Schools are the Center of the Community
promotes family involvement and walkability

Cradle to College Education pipeline

Educational Components

- Educare Early Education Center
- K-8 Charter School
- Public College Prep High School



Educare of New Orleans



Proposed Site Masterplan - Aerial View
August 21, 2008



Educare of New Orleans



View
from St.
Bernard
and
Milton

Upcoming Projects



Phase II

- 100 mixed income rental units
- Construction commenced August 2010
- 50 units complete summer 2011
- Phase II complete by summer 2012

Phase III

- Senior Housing (125 units)
- Construction start-1st Quarter 2011
- Complete Fall 2012

Commercial

- Grocery/Retail
- Led by Commercial Properties
- Target start 2011

Offsite

- Additional 200+ mixed income rentals
- For sale affordable single family housing homes (300)
- Rehab and rehabilitate blighted housing within Bayou District

Golf

- Phase 1-18 Holes, clubhouse, practice facilities
- In partnership with City Park
- Targeted construction start on phase 1 2011
- Opening Fall 2012



Project Funding



Total project costs \$430 million+ including housing, commercial, education and golf components.

Housing - \$300 million funded primarily through Low Income Housing Tax Credits +CDBG + Federal Monies through HUD/HANO.

Education - \$80 million RSD \$49 million towards high school. BDF must raise capital for K-8, Early Learning Center and Library.

Recreation – \$24 million Phase I (\$45 million total) \$15 million of Phase I Golf funded through City Park by FEMA, State of Louisiana.

Where do we stand?

\$14 Million in private equity has been pledged or delivered

First Tenants Moved in 2/10-125 Families in place by July 1, 2010. 466 by Jan 1, 2011.
Waiting list at each level!

Key Strategic partnerships in place- Education, Retail, Housing.

Golf RFP awarded by City Park March 28, 2010



Warren Buffett tours Columbia Parc March 2, 2010

National and Local Business Community Mobilized; Purpose Built Communities, Buffet Foundation, Cousins Foundation, BRAF, Emeril Lagasse

Board Advisory Committee and Campaign Committee finalized

August 2010



727.520.8181
www.aerophoto.com

New Columbia Citi Residence @ Bayou District

Image # 1006026333
Date 06.02.10

Thank You!



www.bayoudistrictfoundation.org