

**Attachment 20:
Neighborhood Leverage – Anticipatory Leverage
Documentation**

**Applicant:
Housing Authority of New Orleans, Louisiana**

**File Name:
Att20_Neigh_Lev_Antic.pdf**

Attachment 20: *Neighborhood Leverage - Anticipatory Resources*

List any anticipatory resources as described in the NOFA. For each resource, attach a letter certifying the expenditures incurred. Anticipatory resources cannot be counted as match and cannot be listed on Attachments 17, 18, or 21.

Source of Neighborhood Anticipatory Resource	Dollar Value of Resource	Page # of Commitment Document	HUD Use Only Amount Approved
<u>City - Mahalia Jackson Theater</u>	<u>\$ 27,000,000.00</u>	<u>2 of 8</u>	<u>\$ _____</u>
<u>City - VA Medical Center</u>	<u>75,000,000.00</u>	<u>2 of 8</u>	<u>_____</u>
<u>City - Nora Navra Library</u>	<u>3,251,239.00</u>	<u>2 of 8</u>	<u>_____</u>
<u>City - VA Infrastructure</u>	<u>11,994,229.00</u>	<u>2 of 8</u>	<u>_____</u>
<u>1201 Canal</u>	<u>70,000,000.00</u>	<u>3 of 8</u>	<u>_____</u>
<u>Bio District</u>	<u>732,000,000.00</u>	<u>5 of 8</u>	<u>_____</u>
<u>RSD - Craig Elementary</u>	<u>14,500,000.00</u>	<u>7 of 8</u>	<u>_____</u>
<u>Providence - Faubourg Lafitte</u>	<u>76,140,030.00</u>	<u>8 of 8</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
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Page Total	\$ <u>1,009,885,498.00</u>		\$ <u>_____</u>

CITY OF NEW ORLEANS

MITCHELL J. LANDRIEU
MAYOR

CEDRIC S. GRANT
DEPUTY MAYOR

May 13, 2011

Mr. David Gilmore
Housing Authority of New Orleans
4100 Touro Street
New Orleans, LA 70122

Dear Mr. Gilmore:

I am writing in support of our application, with the Housing Authority of New Orleans, for the Choice Neighborhoods Initiative to revitalize the Iberville and surrounding community. The City of New Orleans is pleased to offer this letter as evidence of the anticipatory investments we have made to the Iberville/Tremé neighborhood, totaling \$117,245,468. These investments have all been made in the past five years (and will be completed in the next two) and are direct investments into the neighborhood that support the Choice Neighborhoods Transformation Plan, as outlined in our grant application.

These investments include:

Mahalia Jackson Theater	\$	27,000,000.00
<i>Post-Katrina Renovation and Restoration of cultural institution</i>		
VA Medical Center	\$	75,000,000.00
<i>Hospital Construction bringing jobs and services into community</i>		
VA Medical Center	\$	11,994,229.00
<i>Infrastructure Improvements to connect new hospital to neighborhood</i>		
Nora Navra Library	\$	3,251,239.00
<i>Public Library (Under Construction) offering services for residents / workers</i>		
<hr/>		
TOTAL INVESTMENT IN NEIGHBORHOOD:	\$	117,245,468.00

These commitments are already in place in the neighborhood. I am authorized to verify these commitments from the City of New Orleans.

Sincerely,

Cedric S. Grant

Cedric S. Grant
Deputy Mayor





May 16, 2011

Mr. David Gilmore
Housing Authority of New Orleans
4100 Touro
New Orleans, LA 70122

Re: 1201 Canal Krauss Building Redevelopment Adjacent to Iberville Project

Dear Mr. Gilmore,

We are pleased to present this Letter of Intent (LOI) regarding the use of the currently vacant 25,000 square feet of retail space in our property located at 1201 Canal Street, which is adjacent to the Iberville Public Housing site targeted by the Housing Authority of New Orleans' application for the Choice Neighborhoods Initiative grant. This LOI serves as evidence of our control of the site(s) listed above and our commitment to the goals of the Transformation Plan ("Plan") proposed in the grant application.

Our firm, KFK Group, is a pioneering and award-winning developer with an urban focus and extensive historic rehabilitation expertise, KFK Group has been developing impactful residential and commercial projects since 1996. Headquartered in New Orleans, KFK Group possesses a strong track record of creativity and success, commitment to the community, and a diverse portfolio of completed and ongoing projects.

1201 Canal is the very successful adaptive re-use of the former historic Krauss Department Store into 233 luxury residential units and 25,000 square feet of street-front retail. This \$70 million project was completed in December 2008, with the exception of the retail space, which was brought to a white box condition. KFK undertook this project and invested in the neighborhood anticipating the Iberville Project would be revitalized within the next several years.

This project utilizes Federal and State Historic Tax credits and was applied for as "phased project". Therefore, the tenant improvements that will be performed in the 25,000 square feet of retail space will generate an estimated \$1-2 million capital funds committed for these neighborhood improvements. We are certain that these improvements will be completed within the next five years.

It is our intention that the site(s) listed above will be used in a manner consistent with that described in the Plan, specifically for retail and entertainment uses that will bring street level interest and vibrancy to this critical intersection of Canal and Basin Street. We are actively discussing an entertainment and dining use of this space with an ideal tenant that will extend the health of the French Quarter's entertainment district into the areas of Canal adjacent to the Iberville Public Housing site.

It is our understanding that if the Choice Neighborhoods grant is awarded, HANO and its team will implement the Plan to revitalize the Iberville/Tremé neighborhood and we are excited that our plans directly support this vision and will help to catalyze a full neighborhood transformation.

I am an authorized executive of KFK Group that has control of the property in question. Please do not hesitate to contact me at (504) 585-1535 if you are in need of additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elie Khoury', written over a horizontal line.

Elie Khoury
Principal



May 09, 2011

Mr. David Gilmore
Housing Authority of New Orleans
4100 Touro Street
New Orleans, LA 70122

RE: *Iberville Choice Neighborhoods Initiative*

Dear Mr. Gilmore:

I am writing on behalf of BioDistrict New Orleans and its Board of Commissioners, to express our support of the Housing Authority of New Orleans' application for the Choice Neighborhoods Initiative to revitalize Iberville and its surrounding community.

BioDistrict New Orleans is a Louisiana state political subdivision charged with developing a globally competitive, diversified economy for New Orleans that builds community through innovation and gives rise to the healthiest, safest, smartest, and most sustainable neighborhoods in America. As such, BioDistrict New Orleans is prepared to partner with the Housing Authority of New Orleans (HANO) to provide our services and expertise to the families of Iberville and the surrounding community.

Given our commitment to sustainable community building through economic development, education, and job creation and training, the BioDistrict is especially pleased with the potential development of a mixed-income Iberville community with the incorporation of a small amount of neighborhood-focused retail. The BioDistrict's ongoing planning effort has identified the need for a diversity of housing options that are a combination of subsidized, affordable, and market rate. This variety will be critical to meeting some of the housing needs of individuals that will fill the projected 5,500 new direct and indirect jobs anticipated by 2017 and 17,000 new direct and indirect jobs over the next 20 years from the development of the Veterans Affairs Hospital, University Medical Center hospital, as well as college and university expansion and growth in bioscience related research and development.

Over the course of the next two years as the referenced mega projects are constructed and other projects such as the BioInnovation and the Louisiana Cancer Research Centers come on line, the district will experience:

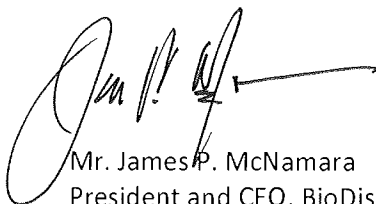
- Nearly **\$732 million** in direct construction spending
- Over **\$650 million** in personal earnings
- **\$97.04 million** in additional state and local revenues

BioDistrict New Orleans is well positioned to provide workforce development services for individuals and families in the revitalized Iberville community and is pleased to commit to providing increased workforce development services for the duration of the Choice neighborhoods grant period and is dedicated to HANO's Transformation Plan.

It is our understanding that if the Choice Neighborhoods grant is awarded, HANO and its team will implement its plan for addressing the people component of its plan. The BioDistrict is dedicated to work with the team to providing quality services programming to the community. Please do not hesitate to contact me at 504.593.6443 if you are in need of additional information.

Sincerely,

BioDistrict New Orleans

A handwritten signature in black ink, appearing to read 'James P. McNamara', with a long horizontal stroke extending to the right.

Mr. James P. McNamara
President and CEO, BioDistrict



STATE OF LOUISIANA
DEPARTMENT OF EDUCATION
RECOVERY SCHOOL DISTRICT
1641 POLAND AVE., NEW ORLEANS, LA 70117
(504) 373-6200 • www.rsdl.net



May 23, 2011

Mr. David Gilmore
Housing Authority of New Orleans
4100 Touro Street
New Orleans, LA 70122

Dear Mr. Gilmore:

I am writing in support of the Housing Authority of New Orleans' application for the Choice Neighborhoods Initiative to revitalize the Iberville and surrounding community. The Recovery School District (RSD) is in the middle of renovating and rebuilding school facilities throughout New Orleans. Three of these projects are taking place in the Iberville/Tremé designated CNI neighborhood.

These schools include:

Craig Elementary: Full Renovation - \$14,500,000.00 (Complete)
1423 St. Philip St.

Wheatley Elementary: New Construction - \$18,443,700.00 (In Design)
2300 Dumaine St

Wicker Elementary: New Construction - \$19,800,000 (In Master Plan)
2011 Bienville St.

Total Capital Investment - \$52,743,799

The RSD is dedicated to work with the HANO/Choice team to provide quality education facilities and programs to New Orleans students. Please do not hesitate to contact me at 225-333-1456 or ramsey.green@rsdla.net if you have any questions or need any additional information.

Sincerely,

Ramsey Green
Deputy Superintendent for Operations
Recovery School District

Providence

COMMUNITY HOUSING

Fostering healthy, diverse and vibrant communities in south Louisiana

May 23, 2011

Mr. David Gilmore
Housing Authority of New Orleans
4100 Touro Street
New Orleans, LA 70122

Dear Mr. Gilmore:

I am writing in support of the Housing Authority of New Orleans and the City of New Orleans' application for the Choice Neighborhoods Initiative to revitalize the Iberville Public Housing Site and the surrounding Iberville/Tremé community. As the developers of the new Lafitte mixed-income community in the neighborhood, Providence Community Housing, L&M Development and Enterprise Community Partners are pleased to offer this letter as evidence of the anticipatory investments we have made to the Iberville/Tremé neighborhood. The Lafitte Redevelopment involves the construction or rehab of 812 units on the site of the former Lafitte public housing project and in nearby neighborhoods which are complete or are in various stages of construction or predevelopment. Following the completion of those 812 units, which we anticipate in the next three to four years, we plan to build another 688 units in nearby neighborhoods.

Our housing investments in the first two sub-phases of the overall project, which include 276 units that are complete or under construction total \$76,140,030. That total does not include the more than \$13,108,605 in HUD capital funds leveraged by the project. These investments have all been made in the past five years (and will be completed in the next two) and are direct investments into the neighborhood that support the Choice Neighborhoods Transformation Plan, as outlined in the grant application.

The sources of our investments include:

Federal Tax Credit Equity	\$	55,496,320
IDB Bond	\$	150,000
LA Office of Community Development CDBG	\$	18,303,572
Private / Philanthropic Sources	\$	2,190,138
TOTAL NON-HUD INVESTMENT IN NEIGHBORHOOD:		\$ 76,140,030

These commitments are already in place in the neighborhood. I am authorized to verify these commitments from the developer.

Sincerely,



Terri North
President, Providence Community Housing
On Behalf of the Lafitte Redevelopment Team