



Alternative Housing Pilot Program

November 18, 2008



Program Goals

- ❖ Evaluate the efficacy of non-traditional short and long-term housing alternatives for potential future use in a catastrophic disaster environment.
- ❖ Test physical viability, livability as perceived by occupants, and acceptance by communities
- ❖ Identify, develop and evaluate alternatives to and alternative forms of FEMA Disaster Housing to assist victims of the 2005 hurricanes.
- ❖ Consider the feasibility of these options as part of the standard package of housing assistance that could be made available by federal government agencies for other disasters of various sizes, locations and impacts.
- ❖ Assure that pilot projects address the needs of a variety of populations.



AHPP Grantees

Louisiana

- Louisiana Recovery Authority
Permanent Louisiana and
Dovetail Cottages
\$74.5 million

Mississippi

- Mississippi Emergency
Management Agency
Demobilized Trailers
\$275 million
- Mississippi Emergency
Management Agency
Eco Cottage
\$5.8 million

Texas

- Dept. of Housing and
Community Affairs
Panelized, collapsible and
shipped via container
\$16.5 million

Alabama

- City of Bayou La Batre
Modular
\$15.7 million

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AHPP in LA – Louisiana Cottages

Louisiana pilot to test the efficacy of the Louisiana Cottage and Dovetail Cottage designs as a permanent post disaster housing.

- Program will provide 500 permanent homes, both rental and homeownership, to households impacted by the Hurricanes of 2005;
- Encouraging affordable homeownership by providing homeownership opportunities and homeownership counseling;
- Supporting redevelopment initiatives of local government and entities providing affordable housing;
- Providing housing for diverse populations - including housing for families, the elderly, and disabled citizens.





Program Timeline

09/15/06 – FEMA announces \$400 million Alternative Housing Pilot Program

09/25/06 – LRA issues a Request for Ideas on September 25, 2006

10/04/06 – LRA receives 23 complete applications;
All are reviewed by a national expert panel

10/20/06 – LRA submits an application comprised of the six finalists

12/22/06 – Governor receives notice of award of \$74.5 million for the Cypress Group-led proposal; Louisiana Housing Finance Agency appointed to oversee program

03/24/08 – Program transfers from LHFA to LRA

04/18/08 – LRA receives budget authority from the Joint Legislative Committee on the Budget

07/25/08 – LRA executes development contract with Cypress

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Original Cypress Proposal

- Team including Cypress Realty Partners, The Shaw Group, ICF, Lowe's Corporation and Duany Plater-Zyberk & Co.
- Development of 3 new communities based on the New Urbanism at Jackson Barracks, downtown Lake Charles and Abbeville
- Infill development with Providence Housing in the Tremé and Tulane/Gravier neighborhood
- \$87.7 million proposal for 475 single units and 364 units in 26 multifamily, "Dovetail Cottage" complexes
- Site-built for eventual use as permanent housing.



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Housing Units

Louisiana Cottage and Dovetail Cottage Units

Single Family units are 612, 874, 910, 938, 1080 and 1112 square feet and contain one to three bedrooms.

Multifamily units are 682, 890 and 1082 square feet and contain one to four bedrooms.



Eligibility for Housing

The program will provide opportunities for housing in the following priority order:

- ✓ Households currently eligible for FEMA financial or direct housing assistance
- ✓ Households currently receiving Federal disaster housing assistance through other federal programs
- ✓ Any other household in the state with on-going housing needs due to 2005 hurricanes.

Local planning and ownership structure will further define eligibility at each site.



Program Progress

Louisiana Program the most challenging of all Gulf Coast states:
Neighborhood development focus on multiple sites
Permanent, site-built construction
Construction of Infrastructure

Past Challenges:

- Sites suitable for construction
- Availability of buildable infill lots
- Expense to purchase property and build infrastructure
- Acceptance by local communities
- Constitutional issues with the transfer and disposition of state property

Progress:

- Continued Support of the City of Lake Charles and the Louisiana National Guard
- Identified partnerships with buildable property
- Environmental approvals achieved and forthcoming
- Infrastructure designed and underway

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Current Plans/Process

Current Plans

- Jackson Barracks and Lake Charles planned communities
- Baton Rouge infill site
- New Orleans infill in partnership with the NORA, Providence Community Housing, HANO, and other entities
- Permission to build 200 units through modular construction
- Construction Complete by 09/16/09
- Performance Period Complete 09/16/11

Process

- All developments will be consistent with local needs and planning
- Partners will provide property
- Partners will create housing occupancy criteria consistent with program policy
- Partners will choose the form of occupancy: rental, rent-to-own, or homeownership
- The Cypress Group will oversee construction of units
- The partners will take ownership of the units

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The Program Impact

The program will facilitate and further support the mission of local partners:

- AHPP will provide the resources for partners to provide housing or develop property
- Program income from the lease or sale of property will allow the partners to expand their affordable housing missions

The program will provide financial and lifestyle assistance:

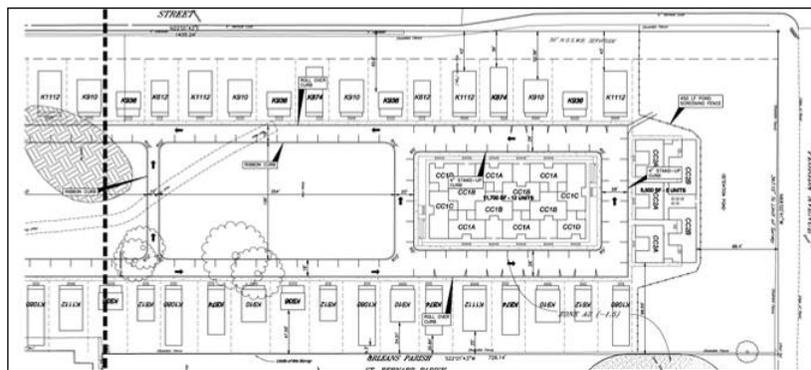
- Social Services as appropriate
- Financial Literacy
- Credit Education
- Pre and Post Homeownership Education

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New Orleans Jackson Barracks

- 91 units on a planned site at Jackson Barracks
- Exclusive use by LNG uniformed & base personnel impacted by the storms
- Project moved site in June due location due to infrastructure impediments
- Infrastructure design completed in October
- Environmental Assessment complete
- Infrastructure bids underway
- Construction beginning at the end of November



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New Orleans Infill Sites

- 200 - 250 infill sites across the city
- 44 lots have environmental approval
- 17 of these await transfer from the LLT
- Cooperative Agreement with NORA, Providence and HANO outstanding
- Initial lots received environmental approval
- Construction beginning this month



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Lake Charles

- Planned Site off 5th Avenue
- 82 units on a planned site for homeownership
- Subdivision approved by Lake Charles Zoning in September
- 404 Wetlands permit issued late October
- Infrastructure design for site plan underway, complete by mid-December
- Environmental Assessment complete mid-December
- Purchase complete by year-end (AHPP plus United Way funding)
- Construction beginning by beginning of February 2009
- Construction complete September 2009



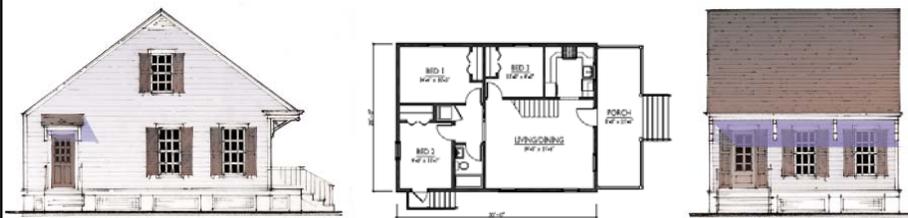
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SITE PLAN

Site Plan, Lake Charles, LA
FEMA - Louisiana Abatement Housing Pilot Program
Design: Platten, Brown & Co., LLC



Baton Rouge

- 42 infill lots in a developed subdivision
- Renaissance Village site eliminated due to time need to transfer and dispose state lands
- Site identified and working towards an agreement with local nonprofit.
- Construction to start with environmental approval



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Budget

AHPP Budget	
Jackson Barracks	\$16,332,060
Lake Charles	\$14,405,485
New Orleans/Other	\$32,424,002
Baton Rouge	\$ 5,792,107
Total Building Budget	\$68,953,654
Administrative	\$ 5,588,716
Total Budget	\$74,542,370

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