

DEVELOPMENT UPDATE

Chateau Carre



**A Housing Development
by Renaissance Neighborhood Development
New Orleans, Louisiana
December 2008**

Chateau Carre

Overview

The Chateau Carre consists of 150 one and two-bedroom apartments in two buildings on a full block site in the Gentilly neighborhood. Originally built in 1964, this brick building was slightly flooded during hurricane Katrina. Immediately after the storm, it was gutted, remediated, and provided with a new roof to preserve its integrity. The interiors of this development will be completely rebuilt, offering new apartments at a development cost that is significantly less than the cost of new development.

Site and Neighborhood Description

This 99,200 SF site is located in a relatively high visibility area along Gentilly Boulevard and is bordered by St. Denis, Touro, Milton and Frenchman Streets. Chateau Carre is directly across the street from Dillard University. It has excellent access to transit and commercial services located in a large shopping center near the intersection of Gentilly Blvd and Elysian Fields. The site is located in one of the 17 Target Zones as identified by the City of New Orleans Office of Recovery and Development Administration.

The Gentilly neighborhood has been identified in RNDC's site selection strategy as a focus area due to its proximity to jobs, transit, and basic services as well as its high level of community and civic engagement. There has been significant community involvement in the planning process post-Katrina. Dillard University, a Historically Black College/University (HBCU) has stepped forward to be fully engaged in the neighborhood redevelopment process. In an effort to bring about a holistic recovery of the entire neighborhood, RNDC has been working closely with Dillard University through its Community Development Corporation. The Dillard CDC brings its "Communiversality" philosophy to life by forming and supporting the Neighborhood Advisory Group which is made up of the presidents of the neighborhood associations surrounding Chateau Carre. RNDC has been meeting with Dillard CDC and the neighborhood association presidents for over a year.

Community Outreach

Currently, RNDC is meeting with elected officials, Dillard University's Community Development Corporation and it's consortium of leaders from the neighborhood associations surrounding Dillard as well as the Gentilly Civic Improvement Association to discuss our plans for the property, and to solicit their input.

Cost and Financing

RNDC purchased Chateau Carre on March 7th, 2008. The purchase price of \$2.8 million was largely funded by an interim loan from Capital One Bank. RNDC also received a \$190,000 predevelopment loan from the Enterprise Louisiana Loan Fund, to help pay for the costs associated with the development of Chateau Carre.

The estimated total development cost is approximately \$22 million. The bulk of the financing will come from a combination of Low Income Housing Tax Credit (LIHTC) equity and Community Development Block Grant (CDBG) funds. The balance will be made up of primary debt, deferred development fees, and some private foundation investment.

In December of 2008, RNDC received an award of \$9M in Community Development Block Grant Funds from the State of Louisiana Office of Community Development (OCD) / Louisiana Recovery Authority (LRA). We are in the process of submitting an application for an award of 4% Tax Credits from the LHFA.

In addition, the Louisiana Governor's Office of Homeland Security and Emergency Preparedness has given approval for Volunteers of America of Greater New Orleans to apply obligated restoration funds for the replacement of three group homes toward the redevelopment of Chateau Carre. The amount available is approximately \$900,000, which has been applied toward the purchase of the property.

RNDC has also received a \$1 million grant from the Greater New Orleans Foundation's Community Revitalization Program which will be partially used on this development. The remainder will be used for other initiatives of RNDC. Additionally, the Major League Baseball Players Trust has pledged \$250,000 toward the capital development costs of this project, as a permanent source

Schedule

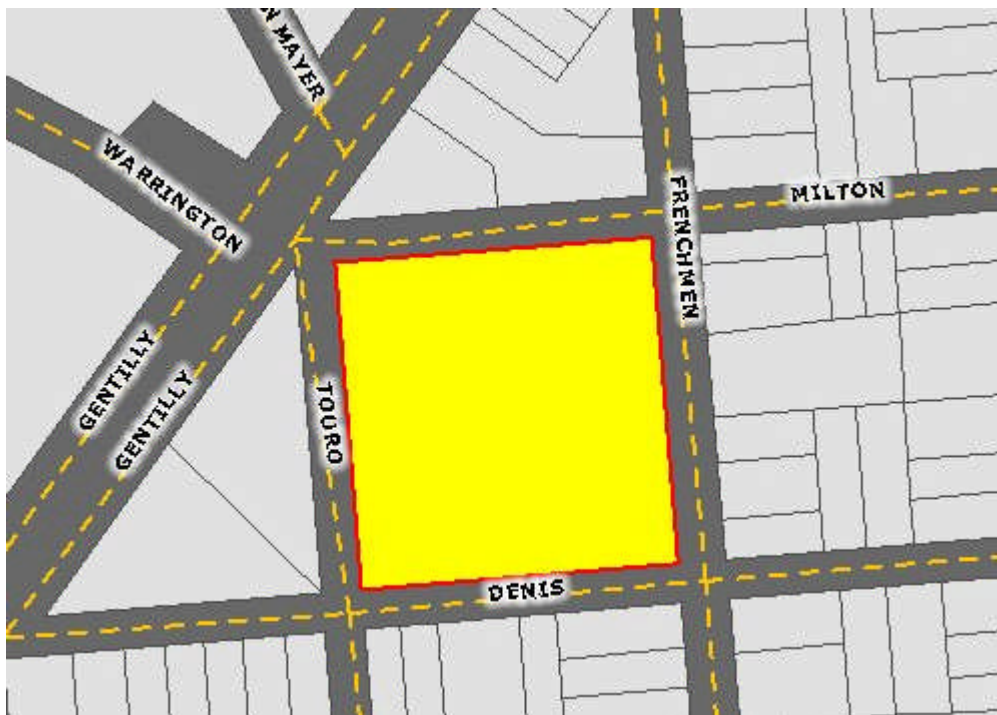
This development will begin construction in the summer of 2009 with completion in the Spring of 2010. The property will be ready for occupancy by the summer of 2010.

Current Status

Redesign and construction documents are complete. Now that a funding award has been made to the development, RNDC staff will be working towards obtaining a building permit and the close of financing in May of 2009.



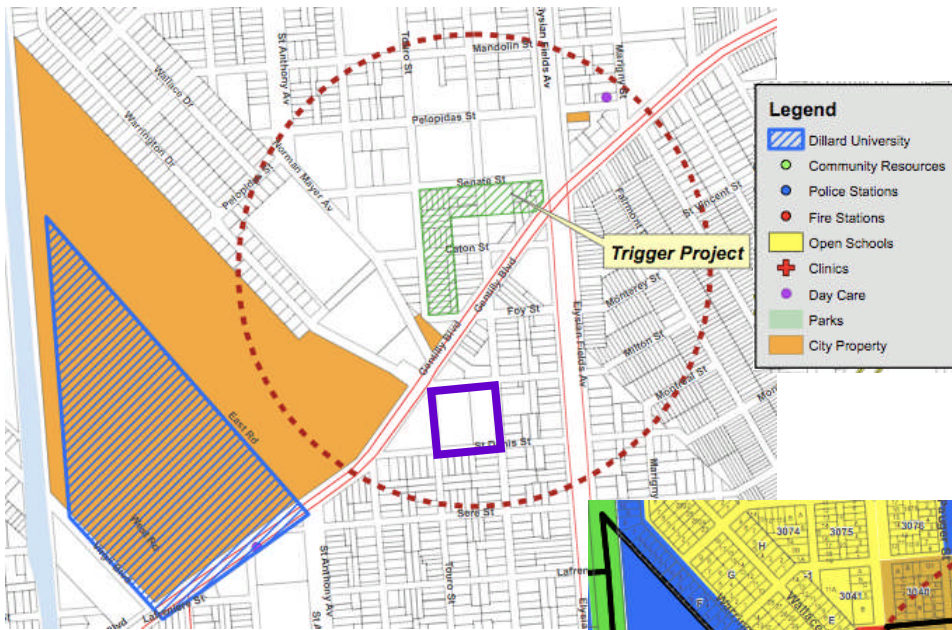
Aerial Map



Plat Map

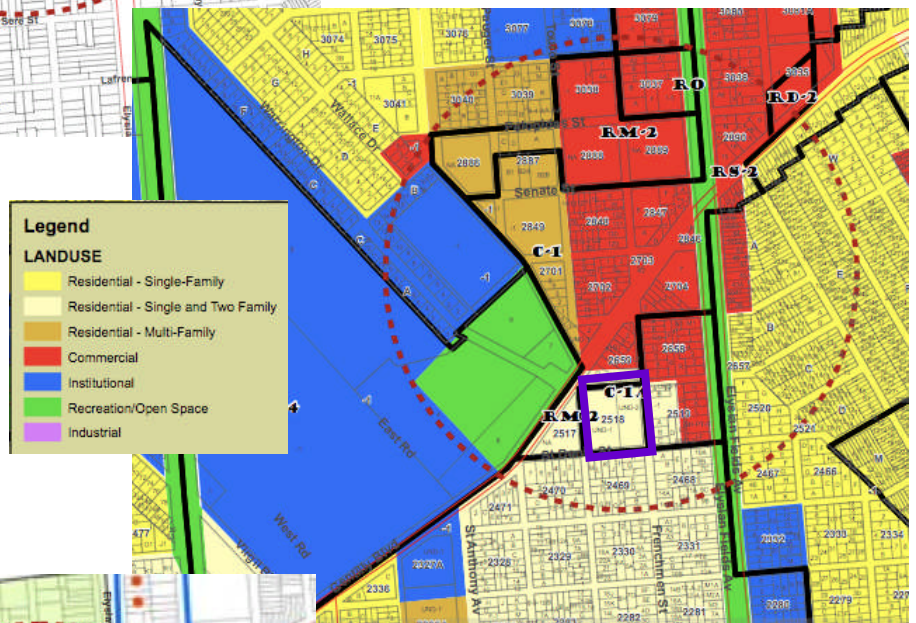
City of New Orleans Office of Recovery Management Recovery Zone:
Gentilly Boulevard at Elysian Fields

Facilities by Type



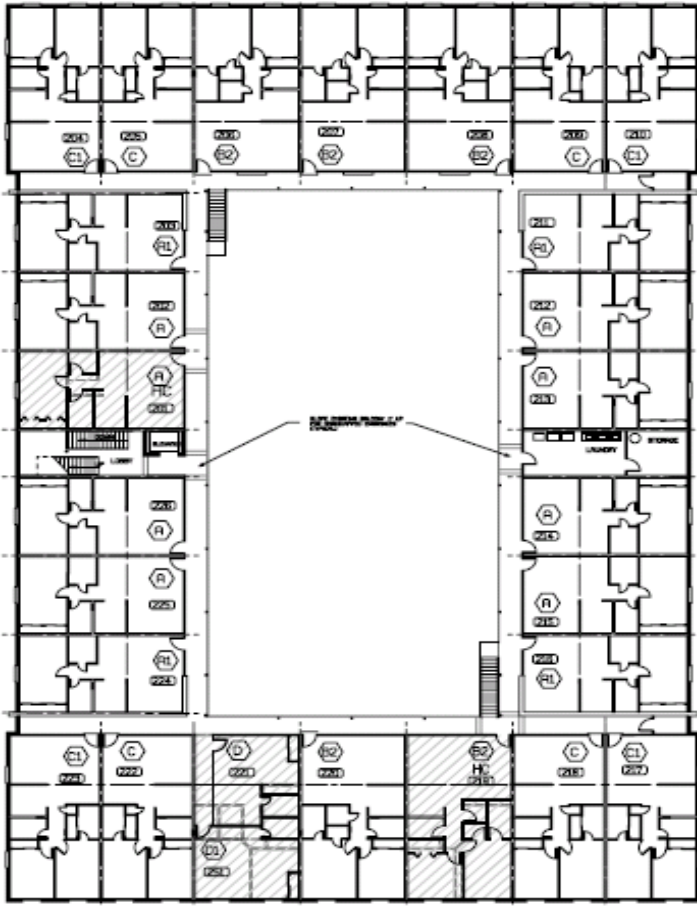
 = Chateau Carre

Zoning and Land Use

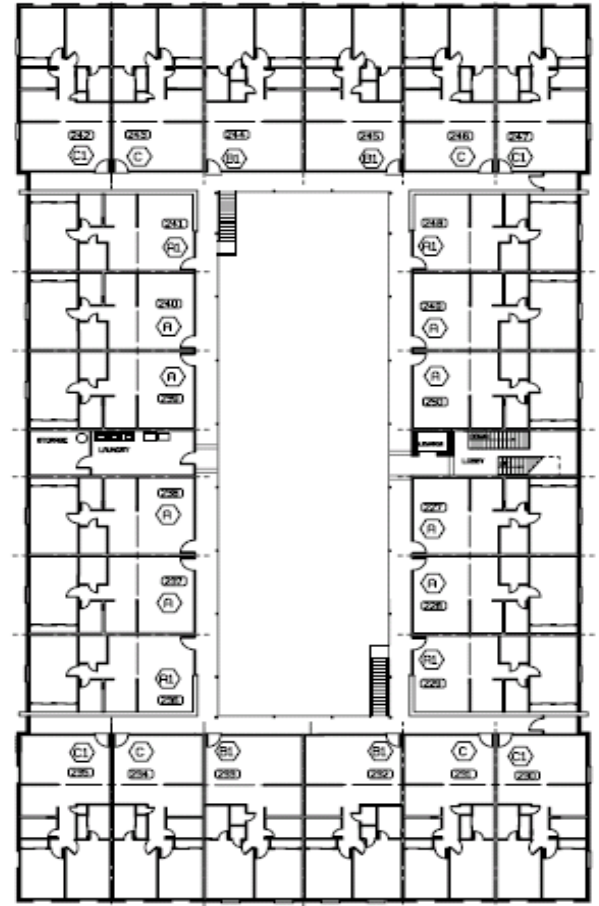


Economic Development



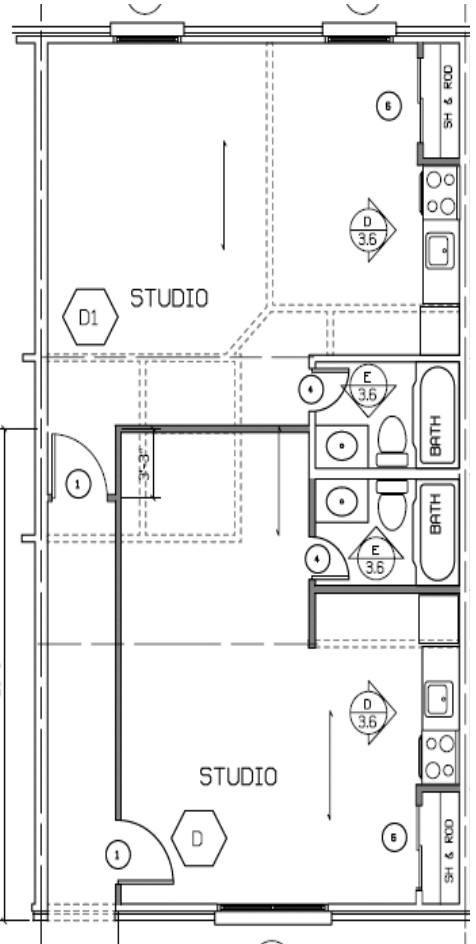
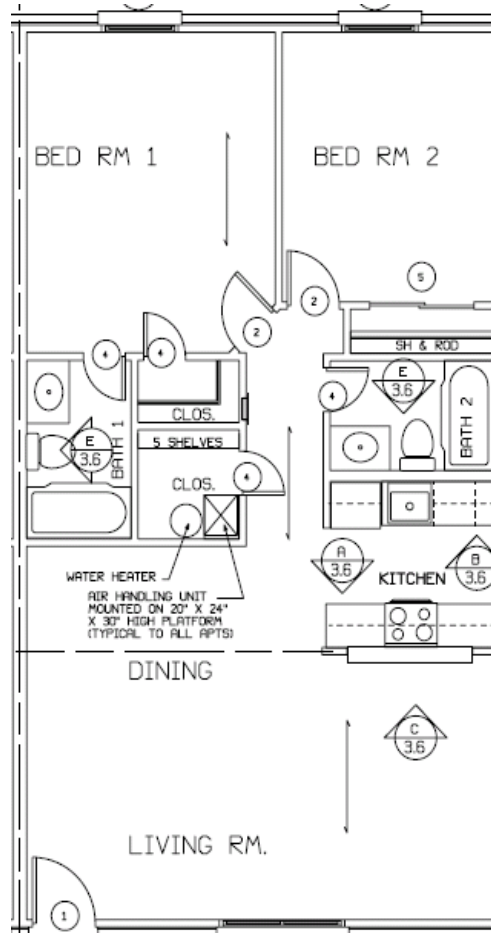
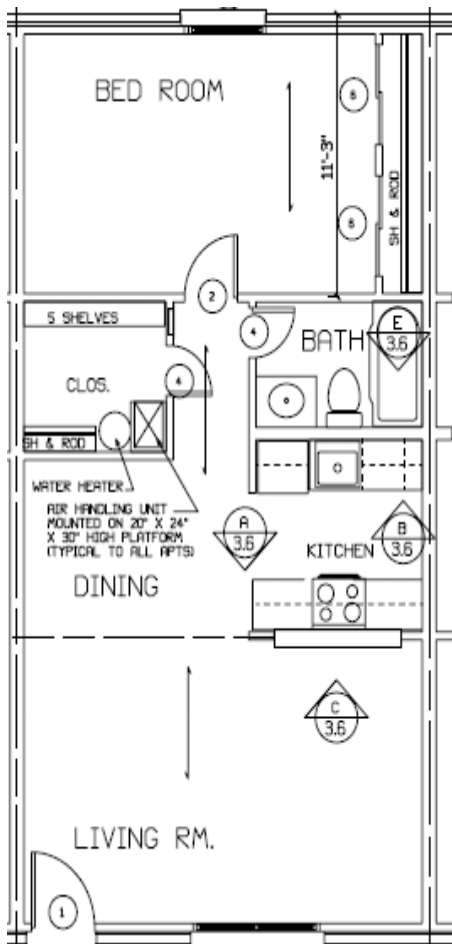


1 Bedroom



2 Bedroom

Studio





French-style architecture



Courtyards in the center of each building



Decorative gated entrances



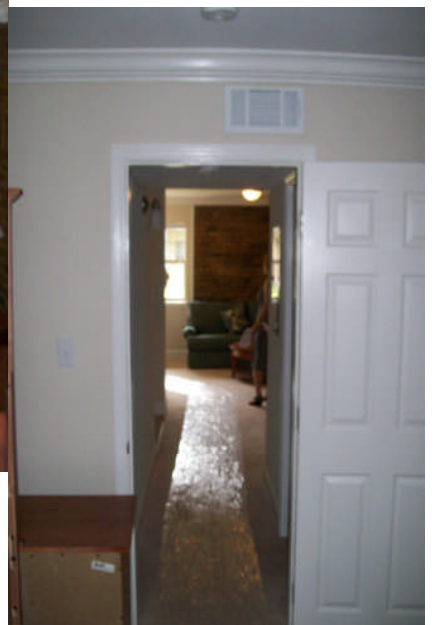
Courtyard from the Southeast



Future courtyard between the buildings



Interior has been gutted



3 units have been renovated to show potential tenants