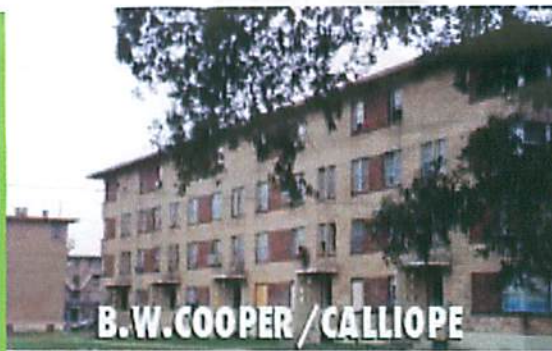


GUSTIE HOMES

NEWSLETTER

August 2011
Edition



B.W.COOPER / CALLOPE



CLEVELAND J. PEETE / MAGNOLIA



DESIRE



WILLIAM J. FISCHER



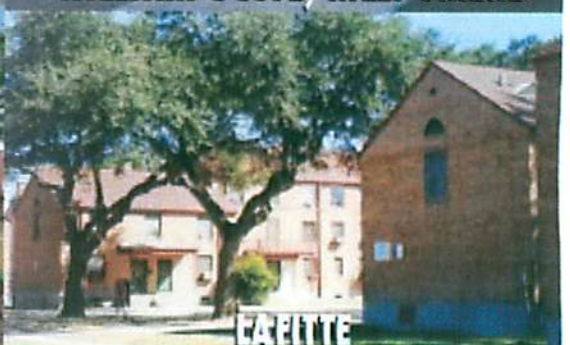
FLORIDA



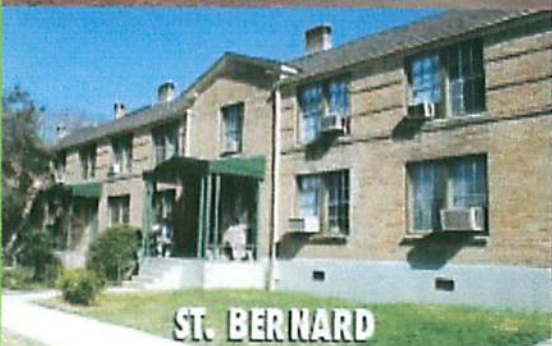
WILLIAM GUSTE / MELPOMENE



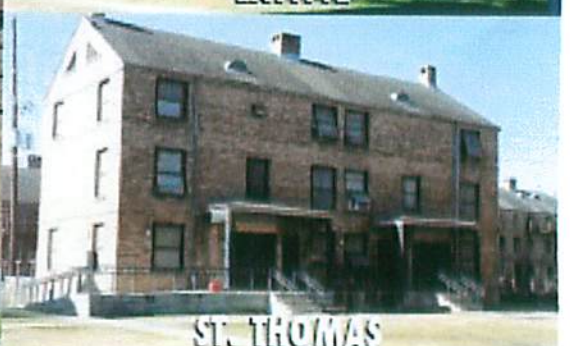
IBERVILLE



EARLIE



ST. BERNARD



ST. THOMAS

Out With The Old
In With The New
The New Affordable Housing (Public Housing)

FROM THE PRESIDENT

For the past six years the Guste Homes Resident Management Corporation have been working with the Housing Authority of New Orleans in the redevelopment of the Guste Homes property. While the process of redevelopment is time consuming, complicated and extensive, we believe that at the completion of this redevelopment, residents who return and potential residents of our community will find Guste Homes a family friendly environment to live and raise their children.

In this first quarterly edition of our Newsletter, we want to provide you a brief insight on the redevelopment of each of the HANO property, the complex mix income makeup and information on where you can find more information on each site.

GUSTE HOMES "OUR HOME - OUR COMMUNITY"



In 2002, the Guste Homes Elderly complex underwent a comprehensive modernization, the investment, \$26 million dollars. In 2004 HANO demolished the M.L. King and Thalia Street buildings, leaving 226 units on Erato and Clio. In 2005 HANO close the mix finance redevelopment and began the process for building 82 low income tax credit units. Of the 82 units 67 are ACC tax credit units, and 15 are project base units. While Katrina interrupted our redevelopment, we stayed the course and in 2010 we began the redevelopment of phase two, comprised of 16 ACC units. These units are consist of two and three bedroom units, with individual driveway, washer dryers, dishwasher, solar panels, hardwood floor, individual porch, central air and heat and a host of other amenities. In October of 2011 we will begin demolishing the remaining 226 units and start building 155 units in January of 2012. The floor plans are available on our website; www.ghrmc.org.



St. Thomas (now)
River Garden

This is the former St. Thomas now River Garden. St. Thomas was demolished in 2001 with the exception of five buildings. The tax credit redeveloped deal was closed in 2003 and completed in July of 2005. It include 296 rental units, with 122 public housing units, and 174 market rate units. River Garden also has an onsite homeownership component which was completed in December of 2008. The homeownership component has a set aside of sixty units for first time homeowners. These homes are design with a shotgun, cottage and Greek revival. To learn more visit www.rivergarden.com



Lafitte

This is the new Lafitte. The developer kept the name of the property. It was design in such a way that it links to the homes within the French Quarters and City Park. They were design with an architectural style found in the Treme and Tulane - Graver communities. This is a mix use property with 100 senior apartment, 276 affordable rental apartments and 141 homes for sale. To learn more visit www.providenceenterprise.com



C.J. Peete (now)
Harmony Oaks

This is the former C. J. Peete now Harmony Oaks. The new Harmony Oaks is a park like mixed use community. Its design came from the Louisiana Speaks Pattern Book which recommended the units style of a Vernacular Victorian and Classical style. Harmony Oaks has 460 units of townhouses with a mixture of 193 public housing, 144 low income tax credit and 123 market rate housing units. The developer at this site is planning 50 in-fill homownership To learn more visit www.harmonyoaksapts.com



William J. Fischer (now)
Crescent Estate

This is the Fischer Development with a new name for a new community, Crescent Estate. Crescent Estate just completed it final phase of redevelopment. The Crescent Estate consist of 100 elderly units, 124 single family units, 70 affordable rental units, 10 public housing units, and 44 homeownership units. The Crescent Estate homes was design with a feel of a single home. The complex continue to maintain the largest amount of three and four bedroom units with large living space. The 80 units on L.B. Landry or Cottages. To learn more about Crescent Estate visit www.ghrmc.org.



St. Bernard (now)
Columbia Parc

This is the former St. Bernard and now the FABULOUSLY BUILT Columbia Parc. Columbia Parc consist of 460 units of mixed income rental housing.. The style of the apartments are townhomes and garden style inspired by classic New Orleans architecture. The buildings are two and three story. The complex also offer 120 units of senior housing to be built in the second phase of the redevelopment. It will offer retail space with a grocery anchor. The development offer one to four bedroom units with the best of the best charming front porches and balconies. There an onsite pud, computer lab, swimming pool, 24 hr security and lounging area.

To learn more about this property visit: www.columbiaparc.thebayoudistrict.com.



Desire (now)
The Estates

This is the former Desire and now The Estates. The Estates has a mix of housing types. This complex is comprised of 425 rental housing units of which 67 percent are designed for families served by public housing assistance and 33 percent of the units include tax credit and project based voucher units. The homes are a mixture of townhouse duplexes, and single family residences. The ESTATES communities are Abundance Square 73 units - Treasure Village 34 units and New Savoy 158 units. The style of the units are traditional style units. To learn more about this property and the developer visit www.michaeldevelopment.com.



B.W. Cooper (soon)
Marrero Commons

The B.W. Cooper is under redevelopment and the multi story buildings will comprise of 740 units of mixed income. Of the 740 units 60 will be offsite homeownership through out the adjacent neighborhood. Once developed the B.W. Cooper Housing Development will be named Marrero Commons. At the request of the B.W. Cooper Resident Management Corporation, B. W. Cooper names is change in remembrance of the late Yvonne Marrero, who served as the Resident Management Corporation President/CEO for the past 30 years. Ms. Marrero was instrumental in the redevelopment of the B. W. Cooper development plans. She was committed to the Residents and live to ensure that families who live in this community could call this place home. Please visit www.kbk.com for information.

We want to encourage you to visit each of the websites listed for the various properties. In doing so you can obtain information on the criteria for applying to each of these properties. Each of them have there own unique features and each of them have a different feel.

Three of the properties were not listed, Iberville, Florida and Imperial Drive. After speaking with the resident leaders at these sites, we were informed HANO is continuing to develop plans. We believe they too will be fabulous.