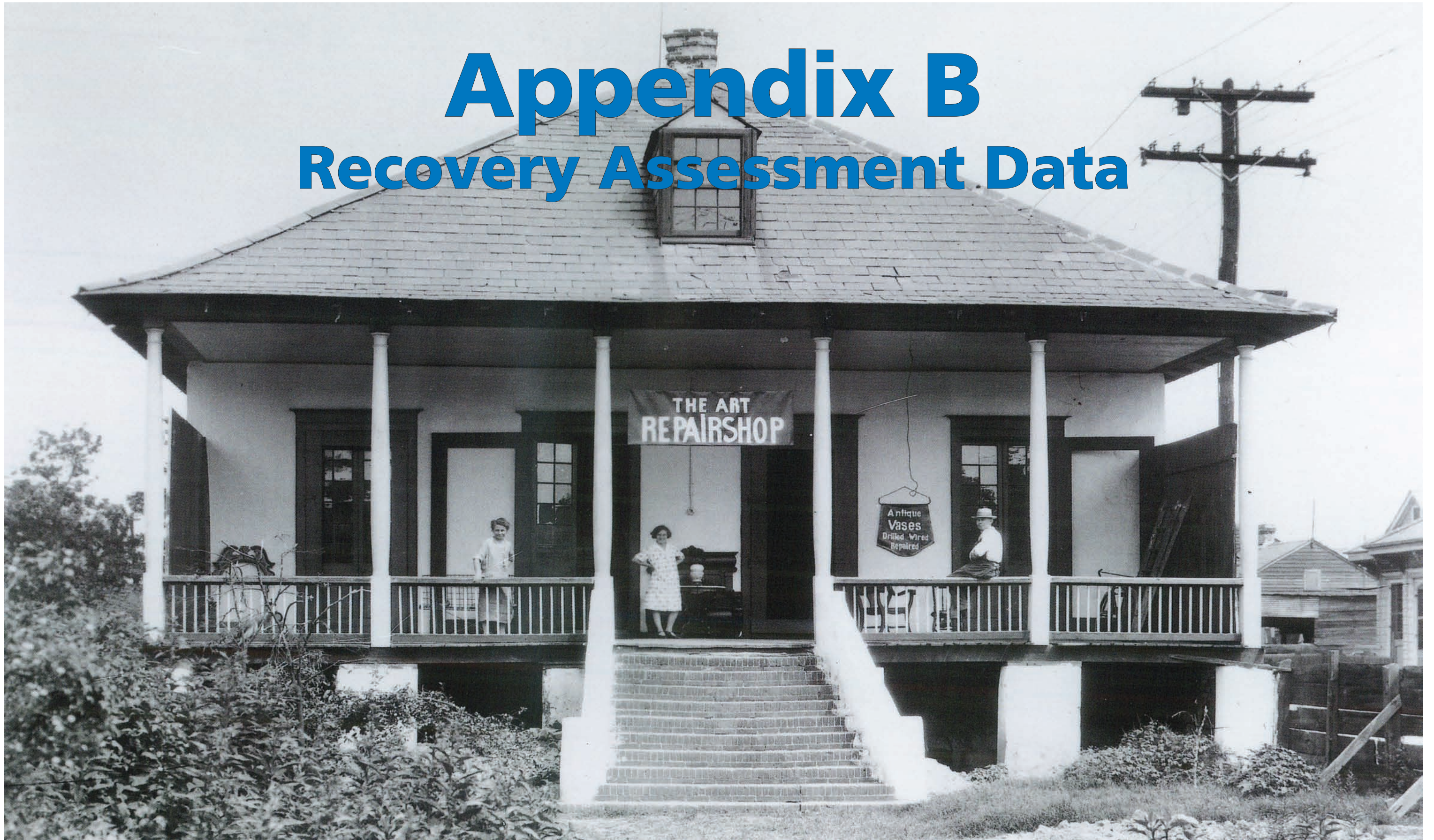


Appendix B

Recovery Assessment Data



Lombard House source: *The Historic New Orleans Collection*

UNOP District Thematic Assessment Questionnaire

Housing Conditions

- What was Katrina's impact upon the housing stock?
- To what extent has the population returned?
- What is the observed level of renovation activity?
- Are there any "intent to return" data from previously conducted surveys?
- Prior to Katrina, was the Neighborhood experiencing reinvestment activity?

Historic Preservation Issues

- What is the level of demolition activity within Historic Districts?
- What were the pressures upon historic Districts prior to Katrina?
- What was Katrina's impact upon historic areas?
- Is proposed development sympathetic to aesthetic characteristics of historic Districts?

Economic Development and Business Activity

- What was Katrina's impact upon major employers?
- What was Katrina's impact upon commercial nodes within the District?
- What is the present condition of major employers in the District? Key commercial nodes?
- Are commercial services (drug stores, grocery stores) readily available?
- Has there been major development activity or development interest in the District?

Transportation and Transit Conditions

- To what extent has transit service been restored to the District? Is it widely utilized?
- What is the condition of major thoroughfares?
- What is condition of ancillary transportation infrastructure -- street signs, traffic signals?
- What is the current status of the pedestrian realm?
- Are alternate (i.e. non-automobile) forms of transportation readily available?

Infrastructure, Public Works, and Debris Removal

- Have all essential City services (trash pick up, water, sewer, power, etc.) been restored?
- What is the quality of City services in the District, such as water pressure and brown outs?
- Is there still visible debris in the District? How effective and reliable is garbage pick up?

Flood Protection

- How much flooding did the District experience from Katrina?
- Which areas or Neighborhoods were particularly hard hit?
- Has the area experienced subsidence through the years?
- How well suited is the architectural stock to withstand flooding?

Public Safety

- Have key public safety facilities, such as police stations and fire stations been restored to the area?
- Was the District plagued by crime before Katrina?
- Has crime—and violent crime in particular—returned since Katrina?

Education and Health Care Facilities

- Have schools and health care facilities re-opened since Katrina?
- What is the present condition of these facilities? What was their condition prior to Katrina?
- Are educational and health facilities conveniently located for those without automobile?

Community Facilities

- Have other community facilities, such as libraries and community centers, been re-opened?
- What is the status of the District's "green infrastructure" such as parks, street tree canopy?
- Were parks and community facilities conveniently located and abundant prior to Katrina?
- What was their pre-Katrina condition?

Detailed Assessment of Individual Neighborhood Planning Efforts

Using a "Gap" Analysis

The methodology for the Neighborhood Gap Analysis of the Lambert Plans and other "self-generated" neighborhood plans was to utilize the COMMUNITY PARTICIPATION GAP ANALYSIS QUESTIONNAIRE located in the Unified New Orleans Plan (UNOP) District Recovery Assessment and Planning Guide. The questionnaire was handed out at the first sector steering committee meetings. The questionnaire was used as a vehicle for discussion concerning the general effectiveness and specific details of previous planning efforts with an emphasis on the most recent Lambert Plans. Meeting notes were recorded, edited and then written as a narrative for the following assessment.

SECTOR A: Gert Town, Zion City, B.W. Cooper

Economic development was addressed in architect Clifton James' Lambert Plan but there were some areas that were missing or "watered down." Residents expressed the desire for more details such as the number of households in poverty and the income of Gert Town compared to other New Orleans neighborhoods. Under Clifton James, an economic development committee was established which created a plan distinct from the overall neighborhood plan.

The boundaries of Gert Town were unclear. This created a sense that there were other entities outside of the neighborhood that were defining and making decisions about Gert Town. John McKnight expressed that a lack of information/communication has prohibited the economic growth anticipated by government programs such as the designation of the area as a Renewal Community and a Hub Zone. This means that bids for government contracts should first go to companies or individuals in the Hub area. Lambert planning meetings were not always in the newspaper. Supposedly ten (10) meetings were held

however a lot of meetings were communicated through word of mouth. "We did adopt a plan, but not that plan."

The Lambert Plan was intended to address seven (7) areas of development for which steering committees were organized in the areas of education, housing and economic development. The James plan contained "remnants of our plan." Energy and housing were specifically mentioned, but "watered down." Definitions of the Marlyville/ Gert Town boundaries were problematic and constantly redefined. The leaders of Gert Town, Zion City and Xavier Triangle were generally dissatisfied with the planning process and uncertain about the future of their neighborhoods.

SECTOR B: Mid City, Tulane / Gravier

While Mid City has received a plan from the Lambert team, Tulane / Gravier has not. Mid City has also worked independently on a recovery plan. The District Planning team worked diligently to obtain the Tulane / Gravier plan directly from Lambert. Preliminary planning maps of Tulane / Gravier were produced by Byron Stewart and the District Planning team has the project list for Tulane / Gravier distributed by Lambert. There is concern that without a neighborhood plan, Tulane / Gravier will not be able to submit for funding. The District Planning team will continue to work to obtain that neighborhood plan while moving forward with Tulane / Gravier in the UNOP process.

Tulane / Gravier organizations held a charrette when the City Council / Lambert Plan process began in May 2006. While the organizations met every week, they felt they had very little guidance from the Lambert team. Overall, they had about fifteen (15) planning meetings with between 10 to 15 attendees at each meeting. There were three public meetings held as part of the Lambert planning process, one of which Councilperson Stacey Head attended. The Lambert planners were not present for these last meetings.

Mid City Neighborhood Organization (MCNO) started working on their plan later than groups in Tulane / Gravier and has met weekly since Summer 2006. MCNO developed a plan by working within a committee structure. The plan was reviewed by whoever participated in the weekly meetings. Specific stakeholders who did not participate in the Lambert process include the hospitals (in particular, the LSU Health-Sciences Center), the large church congregations and Wicker Public School. Hospitals are of particular significance since they are undertaking their own institutional planning efforts. Business owners whose businesses have not reopened, particularly in Mid City, also did not participate. MCNO made efforts to reach out to business owners, but they did not respond. Renters were less likely to participate and the Hispanic population was absent from the planning process. The District Planning Team suggested that the Steering Committee serve as a connection between broader groups of residents. The District Planning Team has conducted outreach to neighborhood groups and could also undertake targeted outreach at the suggestion of the Steering Committee.

Mid City participants said that the major request they made for the Lambert Plan was a library and that this, among other requests, did not appear in the final plan. Some of the proposals in the Mid City Lambert planning process did not grow out of the interests of MCNO. For example, the proposal for the transportation hub at Tulane and Carrollton was not a participant-generated idea.

Tulane / Gravier participants did not feel that they could endorse the Lambert planning effort until they reviewed the final plan.

SECTOR C: Bayou St. John, St. Bernard, De Saix / Fairgrounds

The Lambert planning process addressed each of the neighborhoods in this sector since all experi-

enced flood conditions. Representatives from each of the neighborhoods discussed the Lambert Plan's effectiveness. Most conversations were not neighborhood specific, but were sector or district-focused. In attendance were representatives from each neighborhood, however no representative from the St. Bernard public housing complex attended and only 2 people from the St. Bernard area attended.

The entire Steering Committee agreed that, in general, the Lambert Plan is more long-term oriented and was not complete. They feared some of the proposed improvements will not be maintained and distrust government involvement. They all agreed that more attention must be paid to infrastructure needs, especially street repairs. They would like to encourage local business development, which was not emphasized by the Lambert Plan. The committee seemed to agree that community centers as they have been planned in the past have not benefited communities.

The Steering Committee found that the Lambert planning meetings were not advertised well enough in advance and not presented in diverse media. Usually, the community would learn of the Lambert planning meetings from the newspaper only a day ahead of time. The De Saix Neighborhood Association was the only group actively participating in the Lambert planning process by providing needs block-by-block.

No neighborhood organization formally adopted the Lambert Plan[s]. The meetings were typically attended by middle class and lacked renters, the elderly, young adults, working-class citizens and specifically St. Bernard public housing residents. Improvement of outreach could include reaching out to major evacuation areas like Atlanta and Houston.

The Steering Committee stated that displaced citizens in Houston represented a part of the planning process that had no chance for citizen input. For the

UNOP process, the citizens would like to see flyers with all meeting dates.

Statements concerning specific "gaps" in Sector C neighborhoods are as follows:

Bayou St. John

The Bayou St. John neighborhood requires a clear set of priorities that were not addressed by the Lambert Plan. Funding was not earmarked for housing and landscaping. The Zyscovich Lambert Plan is more long-term and did not establish priorities for recovery. Infrastructure issues were not adequately addressed.

The neighborhood furnished a list of needed repairs to Lambert planning representatives. The list should be inclusive. New Orleans has a history of building things followed by neglect. There is a need to establish contacts with cultural foundations for funding.

The Lambert Plan was a discussion of or plan for local business development. There is a need for a mix of retail. It was missing a proposal to change city ordinances that determine what types of businesses can open and where they can be located. Broad Street and Gentilly Boulevard need help to be developed as retail corridors. The neighborhood is against the creation of a community center on Trafalgar – a possible police substation is acceptable.

Specifically, it was suggested that a community center be created on Moss by the police station. A community center is unwanted on Rendon Street – they want the school to be used as a school. Other alternatives suggested were a senior center / recreation, spa and social center. The Steering Committee supports the Lafitte Corridor project.

There was talk of a hotel on the Fairgrounds property. A Churchill representative said there were no plans, but that they were contacted by property

owners about selling their homes to Churchill. Churchill had suggested possibility of developing retail along Gentilly, which is opposed by the neighborhood. A question was raised if it makes sense to extend the Fairgrounds hours to 24/7. It would disperse traffic flow into the neighborhood.

The Steering Committee stated that people were not adequately notified about the Lambert process. How can people be better reached? For example, residents of St. Bernard are not home, they are scattered throughout Houston, Atlanta. They did not suggest using the Internet, but did suggest FEMA, Road Home, ACORN, Providence and other faith-based organizations for outreach.

Some neighborhood groups were not notified by organizations – but others were not. Mail would be good in the future, possible door-to-door and adverts in major markets. In Houston, the Lambert Plans were presented as though they were final – they were not. There were suggestions of in the future furnishing flyers with a list of meeting dates.

De Saix / Fairgrounds

A community center at the old Langston Hughes School was suggested by the Lambert Plan, but not desired by residents – they would like to see it remain a grammar school or become a police substation. If there is to be a community center, they would prefer to see one built next to the police station on Moss Street. They support Broad Street as an economic corridor and catalyst, including improving parking problems. They also support noise abatement related to the interstate and railway traffic, but they realize that it's not a priority.

St. Bernard Area

It was suggested that All Congregations Together (ACT) could be contacted to better reach public housing residents.

SECTOR D: Treme, Lafitte, Iberville, 6th Ward, 7th Ward

There have been two neighborhood Recovery / Rebuilding Plans in this sector prepared by Zyscovich Architects of the Lambert Team (one for the 7th Ward and one for 6th Ward, Treme and Lafitte). There were several individuals from each neighborhood, as well as representatives from All Congregations Together, United Front for Affordable Housing, Providence Community Housing and LIFT.

Treme

This neighborhood has not had an opportunity to review the final Zyscovich Lambert Plan and they therefore have not been able to reach a consensus on whether to endorse its recommendations. The group will review the plan and report back.

Historic 7th Ward

The neighborhood representative from the Historic 7th Ward reported that they were very involved in the Zyscovich Lambert Plan, and assisted the planners by conducting door-to-door canvassing to obtain feedback on the neighborhood recovery survey and project priorities ranking. Each planning committee member from the neighborhood association had a geographic area they were responsible for and also served as liaison in contacting displaced residents in Atlanta, Memphis and Houston. The Porch Neighborhood Association indicated that they had not been involved in the Lambert planning process, but will take the Zyscovich plan back to its membership and get feedback regarding gaps in the planning analysis.

Lafitte

Lafitte Residents' Council stated that they had been involved in the planning process, but questioned the value of their input given a newspaper report that the existing buildings were "doomed" under the

current redevelopment plans. At the St. Peter Clavier meeting during Lambert planning, the Residents' Council had advocated saving the first couple of blocks of buildings along Lafitte, Orleans and Galvez as a point of historical reference. Overall, they liked the Providence Plan, but queried why they had been involved if their recommendations were not incorporated into the final plan. The point was reiterated that the stigma attached to public housing is pervasive and that people who do not live in Lafitte do not know what it is really like.

A representative from United Front for Affordable Housing emphasized that we should be working to make the return of the residents possible, based on their right to return established in international treaties such as the International Human Rights Convention. In this group's view, there is a conscious policy not to re-open public housing, and this issue should be put to a public vote. The point was made that other housing developments (e.g., Saulet, in the Lower Garden District) actually have greater density than Lafitte, and so density should not be the determinative factor.

Several neighborhood representatives from the sector expressed support for the Lafitte housing residents and indicated that the problem has more to do with the lack of services available to the residents, and the lack of jobs, than the physical setup of the development. The neighborhood representative from The Porch indicated that if the support services for the residents were what they originally had been when Lafitte was built – services that helped people to move out, and on, after two years – the projects wouldn't have the stigma they have today. Another representative, from the Historic 7th Ward, stated that the development should be transitional housing, as it was originally intended to be and it should serve all ethnic groups, not just African Americans, so as to remove the existing stigma.

The meeting attendees all agreed that affordable housing must be a top priority in the recovery effort.

Equally important are services to help public housing residents transition out – such as job skills and financial training. We must continue in this effort to put a real dent in existing poverty.

The representative from the United Front for Affordable Housing then expressed his opposition to UNOP's apparent neutrality on the issue of public housing in the recovery planning process. Allen Eskew indicated that there had been several attempts by the UNOP planners to schedule meetings with HANO and HUD to engage them in the recovery planning, and that these meetings had been postponed. He indicated that these efforts were continuing. The group concurred that the neighborhood recovery planning could not be stalled on account of the larger issues of HUD and HANO's involvement in public housing redevelopment.