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Federal historic preservation tax incentives for rehabilitation projects are one of the most successful preservation tools used to reinvest in and rebuild blighted neighborhoods. In this thesis, I studied how Federal historic tax credits were used to rebuild historic architecture following a natural catastrophe. By uncovering trends among project rehabilitation descriptions, project totals, and project locations throughout New Orleans, I show that preservation tax credits were successfully used as a preservation tool in overall disaster relief efforts. The information collected and developed in this thesis has the ability to inform state and national officials responsible for promoting Federal tax incentives about the nature of these projects following a catastrophic event.

In post-Katrina New Orleans, the destruction of historic housing was widespread with approximately 70% of housing units damaged in the storm. In this study, I looked at all rental-residential rehabilitation projects that utilized the tax credits between 2002 and 2009 to better understand the effectiveness of the tax credits following a natural disaster. For my research, I employed visual analysis, quantitative data analysis, and interpretive mapping techniques. Through visual analysis I assessed property conditions prior to and following rehabilitation. Quantitative data was used to compare the total number of projects, the total amount of certified investments, and approximate certification time. This information was used to compare data throughout the eight years of study to identify any similarities, differences, or trends apparent prior to and following Katrina. Mapping techniques described specific locations of projects throughout the city and the state while comparing project locations prior to and following Hurricane Katrina. This technique identified any project location shifts to more flood-damaged areas following the storm.

HISTORIC TAX INCENTIVES AS DISASTER RELIEF:

A CASE STUDY OF POST-KATRINA

NEW ORLEANS

by

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CHAPTER I

INTRODUCTION

The rehabilitation and revitalization of the historic built environment is central to current American historic preservation values and is reflected in Federal preservation policies and programs. Administered by the National Park Service (NPS) in partnership with the Internal Revenue Service (IRS) and State Historic Preservation Offices (SHPO), the Federal Historic Preservation Tax Incentives Program is the largest Federal program supporting historic preservation (National Park Service, 2009). Since its establishment in 1976, the tax incentives program has generated over $50 billion in historic preservation activity, awakened life in declining business and residential historic districts, created new jobs and housing, increased property values, and encouraged long-term preservation of irreplaceable cultural resources (National Park Service, 2009). Not only does this program provide a dollar-for-dollar credit on approved rehabilitation expenditures for the owner of the property, it also provides monies to individuals who reinvest in the surrounding community, thereby facilitating revitalization in blighted areas.

Although much research is available about the economic impact of the Federal historic preservation tax incentives in general, few, if any, studies focus on the effectiveness of Historic Tax Credit (HTC) projects as a rehabilitation tool following natural disasters. Natural disasters can instantly transform a thriving community with houses lining every street to a wasteland of toppled homes and cars, underscored by damaged infrastructure. The subsequent need to rebuild and revitalize has often been met through demolition and new construction. However, Federal historic preservation tax incentives offer opportunities to both revitalize areas and create housing

while generating jobs, reinvesting money, and restoring the character and vitality of historic communities without resorting to destruction of historically significant buildings. This thesis explores the following question: If the Federal Historic Preservation Tax Incentives Program is the most successful tool used to reinvest in blighted areas, then how have these tax credits been utilized to rebuild historic architecture as part of overall disaster relief efforts in post-Katrina New Orleans?

To investigate the connection between disaster relief efforts and HTC projects, I chose to study New Orleans due to its high concentration of historic properties and the ferocity with which Hurricane Katrina impacted the area in late August 2005. Also, over 80% of the tax credit projects completed in Louisiana since Hurricane Katrina are located in New Orleans, providing the initial data pool for the case study.

In order to identify and define the connection between Federal historic preservation tax incentives and disaster relief efforts in post-Katrina New Orleans, I utilized the HTC project files in the Louisiana State Historic Preservation Office. These files provide an enormous amount of data because each project file documents historic information, provides maps or a location description, summarizes the planned rehabilitations for the property, includes before and after photographs recording the proposed and finished rehabilitation, and lists specific property information. Each project was also categorized according to its year of final certification. The yearly grouping allowed for a general comparison across several categories of projects while providing complete documentation of projects for each year evaluated.

Individual project files were assessed in relation to the hardest hit areas of New Orleans by utilizing a mapping process that allowed for comparison of each location with the scope of proposed rehabilitation work. The study of the before and after rehabilitation photographs documented the severity of storm related damage for each project, and each property was also

categorized by property type. By mapping tax credit projects and comparing their location in relation to the hardest hit areas of the city, the efficacy and availability of HTC projects in disaster relief and rebuild efforts was assessed.

Projects completed both before and after Katrina were evaluated and compared to answer the following:

- Were HTC project rehabilitation descriptions submitted and completed post-Katrina related more specifically to hurricane and/or flood damage?
- Was there an increase in HTC project totals in the post-Katrina period (costs, time of completion, number of projects, etc.)?
- Was there a shift in the location of HTC projects throughout New Orleans, i.e., more damaged neighborhoods having a higher percentage of tax credit projects?

Projects containing hurricane-related damage in the rehabilitation description were compared to other projects in order to determine if post-Katrina projects were undertaken as a means of rebuilding following the storm. Projects not concerning hurricane-related damage were considered inhabitable or uninhabitable prior to rehabilitation by comparing the content stated in the description of rehabilitation to the before rehabilitation photographs. Projects including hurricane-related damage were considered uninhabitable prior to rehabilitation.

Post-Katrina HTC project totals were compared to the yearly totals of projects completed prior to Katrina. Any increase in cost data was further examined to see if hurricane-related repairs accounted for the increase. An increase in total HTC project numbers following Katrina would suggest tax credits were successfully used for rehabilitation and rebuilding. If the amount of time for HTC project certification decreased following Katrina, it would demonstrate that the tax credit project process could be completed in a timely manner even under disaster relief conditions.

A shift in the location of tax credit projects following the hurricane to more flood-damaged areas would support the viability of tax credits as a means of disaster relief and rebuild efforts in the hardest hit areas of the city. Also, if a historic district had few to no projects in the area prior to Katrina but an increase in projects following Katrina, it would indicate the district utilized the availability of tax credit projects to rebuild and provide relief to a damaged neighborhood.

Significance

In a November 2005 interview with *Architectural Record*, Richard Moe, former president of the National Trust for Historic Preservation, stated, "New Orleans would not be New Orleans without its architecture....I think that tourism would not be the powerful economic force it is if the rest of the city lost its character. Then the French Quarter and Garden District would be like museums. They're living communities now. That's the worst thing that could happen to them" (*Architectural Record*, 2005, ¶ 11).

In order to retain New Orleans' unique historic character, tangible evidence of years past must remain intact and historic preservation provides a means for restoring and protecting those significant links to the past. In the wake of a disaster historic preservation is rarely, if ever, the first solution to recovery and rebuilding. Preservation however, offers many advantages over new construction. In the wake of a disaster, preservation provides a more sustainable approach by allowing for the retention of historic materials and promotion of good stewardship of resources. Also, historic preservation restores the character of unique buildings and communities thus preserving their sense of place. In turn, sense of place contributes to a community's identity and belonging for residents.

New Orleans is home to a number of both historic properties and districts. The city encompasses 31 different historic districts, 18 of which are National Register Historic Districts and 13 local historic districts, making it the city with the nation's largest number of historic districts per capita (Deluca, 2006). Preservation has been an important goal for many New Orleanians since the early 1900s when the Vieux Carre Commission was established. The Vieux Carre Commission is a city agency enabled by state legislation and has been active since 1936 making it one of the first historic districts in the nation (Bruno, 2005).

> Many (or most) American cities look pretty much like one another, but this one's different….many of its architectural wonders – not just the famous cast-iron galleries of the Quarter, but also the Creole cottages, shotgun houses, and raised bungalows of a dozen off-the-track neighborhoods – simply aren't found in such gorgeous profusion anyplace else (Young, 2006, p. 64).

The 2005 hurricane season created the largest disaster for historic resources that the country has witnessed since the establishment of the National Historic Preservation Act (NHPA) in 1966. Under this act, any federally funded undertaking that may adversely affect historic resources must be reconsidered and mitigated. The most notably affected federal program in this situation was the Federal Emergency Management Administration (FEMA). FEMA was required to comply with the regulations of the NHPA's Section 106 before historic resources could be tagged for demolition (McCarthy, 2009).

Not only does the historic architecture of New Orleans matter, but the residents continuing to live their daily lives while protecting an eclectic and unique history also matter.

> Louisiana, especially South Louisiana, is a living archive of American social and cultural history, and not just in its buildings. In no other state is the proportion of people born and raised within its borders so high. As a consequence, they are something that is ever more rare in a homogenized and suburbanized America: the living bearers and transmitters of their own history and culture. Katrina, and those fateful levee breaks in New Orleans, put this all at risk (Starr, 2005, ¶ 10).

Following Katrina and the disastrous levee breaks, residents of New Orleans want their lives, their culture, and their community back. And not back in some Disneyesque, cleaned-up, over-sentimentalized version of what it once was. They want New Orleans, for better or for worse. What these residents need now more than anything is a return to normalcy; a task gratefully undertaken by preservation. Preservation not only connects these residents to their community's unique history, it also protects material building elements for future generations, and defines an area's distinct sense of place.

The NPS annually compiles a fiscal year report regarding Federal historic preservation tax incentives throughout the nation; however, information regarding the connection between disaster relief efforts and HTC projects is difficult to obtain because it has not been well documented. In addition, individual neighborhoods and communities have suffered untold losses through hasty demolition practices and therefore deserve to be recognized for their success stories to counter the negative impression.

This research was designed to identify and define the connection between Federal historic preservation tax incentives and disaster relief and rebuild efforts in post-Katrina New Orleans. While existing evidence establishes New Orleans as a culturally diverse community with a rich architectural heritage, little evidence exists demonstrating the role of preservation following Katrina's devastation. Therefore, the role of preservation as a rebuilding tool was examined in this study as a means of disaster relief, as a method of defending sense of place, as a protector of cultural heritage, and as a source for reinvestment in blighted historic communities.

CHAPTER II

REVIEW OF LITERATURE

Historic preservation offers economic and environmental advantages over new construction in disaster relief efforts and has the ability to renew community attachment through the revitalization of historic neighborhoods. Federal preservation tax incentives are an important way to understand how preservation can revitalize blighted historic areas while preserving cultural heritage following a disaster. The design moment resulting from this catastrophic event expresses the myriad of professionals, individuals, and organizations involved in the rebuilding process.

Historic Preservation

Historic Preservation Values

Historic preservation offers an array of benefits in addition to preserving and protecting an area's unique character and building stock. Preservation reduces the need for new materials, is more environmentally friendly than new construction, reduces waste in landfills, cuts down on sprawl, spurs economic development, creates more jobs than new construction, provides affordable housing, promotes emotional well-being, and increases quality of life (Frey, 2007). In the face of a natural disaster, why does historic preservation matter? When a disaster strikes, many properties are left in ruins and often tagged for demolition. While demolition is the only option in some cases, the rehabilitation and preservation of buildings allows for a quicker, more cost effective, and economically sustainable alternative to new construction.

Quality of life incorporates both quantifiable and intangible qualities inherent in a community. These qualities include standard of living, economic opportunities, housing options, and access to goods and services while embracing freedom, happiness, creativity, environment, and health (McLendon et al, 2006). Historic preservation contributes to economic and cultural values and is appreciated for its contributions to future generations, aesthetics, education, and environmental reasons (McLendon et al, 2006).

Preservation both influences our sense of place and defines our community beliefs (Preservation Action, 2005). People are anchored to and identify with their heritage no matter how commonplace it may seem to an outsider. This common identity and connection "between people and the places they repetitively use, in which they dwell, in which their memories are made, and to which they ascribe a unique feeling has broadly been called *sense of place*" (Morgan, et al. 2006, p. 706, emphasis original).

Each location has its own defined sense of place. For the city of New Orleans, this definition not only includes multiple personal accounts, memories, and experiences, but also is backed by the unique cultural heritage on daily display throughout the city. The urban culturalist perspective is one that, "recognizes cities as places *of* and *for* local sentiments, personal and collective identity construction, and community building" (Borer, 2006, p. 173, emphasis original). Many people are drawn to a location where the culture is lived through and represented by its life. When culture plays an important role in defining an area's character and identity, it becomes a daily reminder of not only whom they are but also why that identity is important (Borer, 2006).

The sustainability movement impacted the lives of many Americans in recent years. National media has become saturated with information about living a green lifestyle, recycling, and sustainability. Nonetheless, sustainable architectural development has a negative impact on

the environment. Richard Moe stated, "no matter how much green technology is employed in its design and construction, any new building represents a new impact on the environment. The bottom line is that the greenest building is one that already exists" (Moe, 2007, ¶ 42). In this same speech Moe also stated that, "according to the EPA, transportation – cars, trucks, trains, airplanes – accounts for just 27% of America's greenhouse gas emissions, while 48% – almost twice as much – is produced by the construction and operation of buildings" (Moe, 2007, ¶ 17). Although reducing greenhouse gas emissions from transportation and community recycling programs remain a priority among many Americans, "it makes no sense for us to recycle newsprint and bottles and aluminum cans while we're throwing away entire buildings or even entire neighborhoods. This pattern of development is fiscally irresponsible, environmentally disastrous, and ultimately unsustainable" (Moe, 2007, ¶ 54).

Values-centered preservation encompasses both the object to be preserved and its significance in relation to contemporary and historical values of place. Preservation values are varied and differ from region to region, and person to person. Many historic structures are already valued for their contributions to history, architecture, aesthetics, or economic worth. Values-centered preservation promotes the significance of a structure or place in relation to modern culture. Preservation shaped modern cities, yet many external forces such as urbanization, disinvestment, and iconoclasm make preservation of historic resources a challenge in modern society. In our modern culture, "values-centered preservation puts conservation in context and positions us to best make our work relevant to the rest of society" (Mason, 2006).

Economics of Historic Preservation

In addition to promoting environmental sustainability, historic preservation can enhance an area's tourism industry (Tyler et al., 2009). Heritage tourism is an economic development tool used to attract visitors and tourists to an area by promoting unique qualities and aspects of a

locality's history, landscape, and culture. This industry improves regional and local pride and provides a source of revenue for a community. Additionally, in areas adjacent to heritage sites or within historic communities, tourism may create a secondary market for support industries. Hotels and restaurants, gas stations and convenience stores, and retail development such as gift shops and galleries may see an increase in visitors and tourists due to their association with a heritage area (Keller and Keller, 2003). The historic preservation aspects of heritage tourism provide the means for protecting a historic place while creating local jobs, revitalizing downtowns, developing small businesses, and initiating civic improvements in a community (U.S. Department of Housing and Urban Development, 2004). Heritage areas not only inform residents of a community about its history, but visitors and tourists as well (Tyler at al., 2009).

While it may be easy to gain support for the protection of attractive buildings and well-maintained environments, preserving this elite sector of the built environment fails to recognize the importance of heritage woven into the everyday fabric of a community. By excluding the heritage of everyday life and average people, preservation may create a distorted view of a culture and society. Taking into consideration the range of individuals that heritage areas impact, it becomes important to remember that "history is more than just pretty, neatly painted buildings. Real history is not just a part of history, but the whole of history, warts and all" (Tomlan, 1998, p. 51). There is a, "need to be more effective in communicating historical significance, given the fact that history is such a personal experience" (Tomlan, 1998, p. 56). With its large number of historic districts, New Orleans is much more than the intricate and decorated balconies of the French Quarter. Stories are revealed through the architecture of historic districts such as Uptown, the Garden District, the Marigny, Bywater, Holy Cross, and Mid City. Without considering the *tout ensemble* of New Orleans, critical aspects of the city's historical significance could be irreplaceably lost in the aftermath of Hurricane Katrina.

Federal Rehabilitation Tax Incentives

The 20% Federal Rehabilitation Tax Credit allows the owner of a certified historic structure to receive a 20% credit on certified rehabilitation costs. A tax credit differs from a tax deduction in that a deduction lowers the amount of income subject to taxation while a tax credit lowers the total amount of income tax owed. In general, each dollar of tax credit reduces the amount of income tax owed by one dollar. The 20% credit is available for properties rehabilitated for commercial, industrial, agricultural, or rental-residential purposes but is not available for properties used exclusively as the owner's private residence (National Park Service, 2009).

A certified historic structure is defined by the National Park Service as:

> a building that is listed individually in the National Register of Historic Places -OR- a building that is located in a *registered historic district* and certified by the National Park Service as contributing to the historic significance of that district. (A *registered historic district* is any district listed in the National Register of Historic Places. A State or local historic district may also qualify as a *registered historic district* if the district and the enabling statute are certified by the Secretary of the Interior.) (NPS, 2009 emphasis original, What is a Certified Rehabilitation section, ¶ 1)

Following the certification of a historic structure, the rehabilitation work must also be certified. In order to collect on the 20% tax credit, the rehabilitation must be considered substantial. Substantial rehabilitations must exceed the adjusted basis of the building (see Appendix A for a more thorough description of substantial rehabilitations). In cases where the adjusted basis of the building is less than $5,000, the total rehabilitation costs must meet or exceed $5,000 for the project to qualify as a substantial rehabilitation (Louisiana Division of Historic Preservation, 2003, p. 8). For anyone seeking to qualify for the 20% rehabilitation tax credit, the project must be certified by the NPS and ensure that the rehabilitation does not

"damage, destroy, or cover materials or features, whether interior or exterior, that help define the building's historic character" (NPS, 2005, p. 6).

The NPS noted that housing has been the single most sizeable use in the completion of tax credit projects. Over 125,000 housing units have been rehabilitated since the program's inception in 1976 and over 60,000 new units have been produced. About 24% of these housing units have been created for low- and moderate-income residents (Boyle et al., 1994).

Since the mid 1990s, tax incentive activity increased both in terms of the quantity of projects certified and the number of dollars invested per project. While economic activity has recently decreased, and impacted the real estate market in particular, fiscal year 2008 proved rehabilitation projects were still plentiful. The number of approved proposed projects continued a nine-year trend by exceeding 1,000 certified rehabilitations in a fiscal year. The total number of jobs created by rehabilitation projects in 2008 also reflected growth, with an estimated 55 local jobs created per project. This was a 41% increase over the previous year, setting a new record for the tax incentives program. The state of Louisiana was ranked seventh in the nation in terms of the total number of completed and certified projects in fiscal year 2008, reaching a total of 33, making it the most productive year for the state since Hurricane Katrina hit in August 2005 (NPS, 2009).

In December 2005, President Bush signed House Resolution 4440, the Gulf Opportunity Act of 2005. Also known as the GO Zone legislation, this resolution provided economic development incentives for the Gulf States impacted by Hurricane Katrina. The 31 Louisiana parishes located within the GO Zone are eligible to take advantage of the increase in the historic preservation tax incentives. Originally, the 20% Federal credit was increased to 26% for expenditures incurred from August 28, 2005 through January 1, 2009. In 2008, the GO Zone incentives were officially extended to allow rehabilitation expenditures to be accrued through

December 31, 2009 (Louisiana Department of Culture, Recreation and Tourism, 2009). This increase for the GO Zone is important because it shows federally funded support for rehabilitation projects located within storm-damaged areas.

The first phase in the three-step application process involves obtaining a certified historic structure status for each property anticipating the use of the 20% tax credit. Property owners must submit a completed Part I of the Historic Preservation Certification Application – Evaluation of Significance (see Appendix F). In addition to the application, the owner must submit 24-36 photographs that accurately describe the current condition of the property. The only exception to filing the Part I application is for buildings individually listed in the National Register of Historic Places. Owners of such properties are exempt from filing a Part I application as the property in question is already listed as a certified historic structure (NPS, 2005).

The next step in the tax credit application process is to complete Part II of the Historic Preservation Certification Application – Description of Rehabilitation (see Appendix F). This part of the application requires the submittal of a detailed description of proposed rehabilitation work. Two sets of floor plans must be provided to document the property's current condition and any planned changes. In addition to the floor plans, additional photographs may be requested to further describe the scope of proposed rehabilitation work. If any changes arise in the planned rehabilitation following the submission of the Part II application, an amendment must be submitted for approval. Failure to include a thorough description of rehabilitation or the insertion of changes following certification may delay or invalidate the project's eligibility for the tax credit. Approved work shall follow the Secretary of the Interior's Standards for Rehabilitation (NPS, 2005) (see Appendix C for a full description of these standards).

Following the completion of rehabilitation work, the owner submits Part III of the Historic Preservation Certification Application – Request for Certification of Completed Work

(see Appendix F). Photographs documenting the completed work must be submitted with the application. The project will be approved as a certified rehabilitation only if the completed work complies with the Standards (NPS, 2005).

New Orleans

Destruction from Hurricane Katrina

Between August 29 and October 2, 2005, hurricanes Katrina, Rita, and Wilma tore across the Gulf Coast states of Alabama, Florida, Louisiana, Mississippi, and Texas. Following these disasters, over 1.2 million housing units were damaged with more than 300,000 units suffering from major or severe damage (U.S. Department of Housing and Urban Development, 2006). The overall damage was most severe in Louisiana where over one-third of the housing stock was damaged. In Louisiana, the most intense damage occurred in five parishes, including St. Bernard, Plaquemines, Orleans, St. Tammany, and Jefferson. These five parishes represent most of the population of the New Orleans metropolitan area. The following data for Orleans parish is based on inspections conducted by FEMA of owner- and renter-occupied housing as of February 2006. Of the 188,251 occupied housing units in the parish, 72% were damaged and 56% were seriously damaged. The average cost to repair the 105,155 units with severe damage is $103,955. More than 30% of severely damaged owner-occupied units did not have the insurance necessary to cover the damage. Approximately 69% of renter-occupied housing units were considered single-family units (U.S. Department of Housing and Urban Development, 2006).

The city suffered only moderate damage (meaning not more than 50% of a structure was destroyed) directly caused by the hurricane, and the most severe damage (destruction of more than 50% of a structure) was caused by breaks in several levees. Both wind and water caused damage in most areas, but brackish, stagnant floodwaters placed a heavier burden on housing in

New Orleans. The depth and duration of floodwaters is directly related to housing inhabitability (McCarthy, et al., 2006). The amount of time required to make damaged housing inhabitable again depends on the extent of floodwater damage and the physical characteristics of the residence. The 2005-2006 study conducted by RAND compiled data on dwellings by census block, as recorded in the 2000 census of New Orleans. Roughly 25% of New Orleans was not exposed to flooding and these housing units suffered little to no flood-related damage. However, about 55% of New Orleans received more than four feet of floodwater, likely designating these housing units as suffering from severe damage (McCarthy, et al., 2006).

Creole Urbanism is the term Jacob Wagner uses to classify New Orleans' distinctive urban culture. Instead of promoting New Orleans as a clean slate, recovery plans should be sensitive in maintaining the local culture and retaining the original urban composition of the city. Like other cities in America, New Orleans has suffered loss of historic fabric throughout the years, yet it remains home to a number of distinct architectural styles. It is the combination of these architectural styles and the overall urban fabric that makes New Orleans a product of cultural interactions with space and lived experiences. The street life of New Orleans sets the city apart from typical suburban landscapes in other parts of the country (Wagner, 2008). Wagner stated that, "what makes New Orleans rare among North American cities, and worth fighting for, is…the everyday interplay between historic neighborhoods with a density of social life that promotes a unique street culture rooted in an ethos of diversity and assimilation" (Wagner, 2008, p. 175). Preservation of the city's unique Creole Urbanism depends not only on saving historic structures but protecting the inherent qualities of life passed down through generations.

The Design Moment

A design moment is, "a period of time in which particular events occur that result in a process of restructuring that is physical, social, and conceptual" (Wagner and Frisch, 2009, p.

238). A design moment can result from war, large-scale shifts in economic production, urban planning policies, demographic changes, and in this case, natural disasters. However, the design moment in New Orleans may be characterized further as a failure of urban infrastructure – the collapse of the city's hurricane and flood protection system allowed 80-85% of the city to remain flooded for up to six weeks following Hurricane Katrina, not from a direct hit by the hurricane but, "because of a series of errors in the design, construction, and maintenance of the levees, floodwalls, and canals that compromised the federal hurricane protection system" (Wagner and Frisch, 2009, p. 237).

Two of the hardest hit areas of New Orleans, the Holy Cross neighborhood and the Lower Ninth Ward, have been established as areas to begin the social, environmental, and architectural change in the design moment (Historic Green, n.d.). The Historic Green program, "is an unprecedented opportunity to integrate sustainable design practices with preservation of a place. To increase energy efficiency. To enhance its quality of life, housing and transportation. To protect the wetlands. To help create the nation's first carbon-neutral community" (Historic Green, n.d., What is "Historic Green" section). By integrating sustainable design and heritage conservation practices, Historic Green aims to revitalize blighted communities through education and charitable activities that focus on the greening of buildings, spaces, and the community. By partnering with the Preservation Resource Center of New Orleans (PRCNO), Historic Green is transforming individual properties by salvaging materials for reuse, repairing and retaining historically significant building features and elements, and installing radiant barriers, replacing incandescent lighting with energy-efficient compact-fluorescent lamps, and improving weatherization (Historic Green, n.d.).

Since 1974 the PRCNO has protected and revitalized the historic neighborhoods of the city through a number of housing programs (Preservation Resource Center of New Orleans, n.d.).

The PRCNO's Operation Comeback program started in 1987 restoring blighted and adjudicated properties for first-time homebuyers as a means of reviving New Orleans' historic neighborhoods. Following Katrina, an Operation Comeback Revolving Fund was established through the generosity of donors making the acquisition and renovation of more properties possible. By operating through this revolving fund, "once a property is renovated and sold, the proceeds go back into the Revolving Fund and are immediately used to finance the next new construction or renovation project" (PRCNO, n.d., Programs section). Established in 1988, the PRCNO's Rebuilding Together New Orleans (RTNO) program was designed to address the needs of Orleans Parish residents, specifically elderly and disabled residents who were ill-equipped to manage home repair. This program utilizes volunteer efforts to rebuild homes, revitalize neighborhoods, and inspire community involvement.

After Hurricane Katrina, RTNO modified its mission to aid those displaced by the storm. The program aims to return displaced residents to their communities and reconnect neighbors separated following the storm. The PRCNO undertook this daunting task and,

> …By reinvesting in and restoring the existing housing stock of the city, RTNO was able to bring homeowners back to their homes, as well as provide a model for restoring and preserving New Orleans' historic neighborhoods. RTNO's home rehabilitation program targets the urban poor, who are the population in New Orleans most affected by Hurricane Katrina. Families that return to their homes in New Orleans … sustain a constant, stable, healthy living environment while building their equity and regaining financial independence (PRCNO, n.d., Programs section).

Demolition of Historic Properties

Hurricane Katrina was the costliest catastrophe in United States history (Verderber, 2009). Katrina's stagnant floodwaters destroyed or damaged 125,000 residences in Orleans Parish. By March 2008, over 10,000 properties had been demolished in Orleans Parish because, "three types of demolitions were occurring simultaneously: 50-plus-year-old structures in

historic sections that had fallen into disrepair before the disaster, 50-plus-year-old structures previously in good condition yet damaged in the disaster, and structures under 50 years of age that sustained damage in Katrina" (Verderber, 2009, p. 266). In 2008, the city issued an ordinance allowing demolition of structures considered as 'imminent health threats' 30 days after posting the demolition notice (Verderber, 2009).

CHAPTER III

METHODOLOGY

This study was designed to more thoroughly understand the connection between Federal HTC projects and disaster relief efforts. A specific question asked was: "What has the impact of historic preservation tax credits been in terms of rehabilitating historic buildings as a part of overall disaster relief efforts in post-Katrina New Orleans?" By identifying the impact Hurricane Katrina had on tax credit projects in New Orleans, I anticipated that preservationists in other regions could more effectively promote historic tax incentives as an instrumental practice in disaster relief efforts.

The research methodology incorporated three research techniques: quantitative data analysis, visual analysis, and interpretive mapping.

Selection of the Research Sample and Timeframe

To answer my question, I began by reviewing HTC projects in the state of Louisiana, and New Orleans in particular, to identify any changes in project trends following Hurricane Katrina's impact in August 2005. The projects included were defined through use of the Louisiana SHPO's annual compilation of completed and certified projects. To optimize the pre- and post-Katrina comparisons, I targeted tax credit projects completed between the years 2002-2009. This information was grouped according to four time periods: three years prior to Katrina, 2002-2004; the year of Katrina, 2005; three years following Katrina, 2006-2008; and 2009. The time span allowed for a consistent grouping of projects both prior to and following the storm and an opportunity to separately investigate 2005 and 2009. After Katrina hit in late August 2005, there is a noticeable halt in the certification of HTC projects while property owners were scattered

outside New Orleans. Probably due to diaspora of residents, scarcity of funding, and difficulty in locating skilled workers immediately following Katrina, certified rehabilitation work was not easily accomplished or documented in 2005. By studying that year separately, the data from other years was placed in context without disturbing its integrity. Data from 2009 was included to further compare rehabilitation descriptions, establish trends of increase or decrease in project totals, and locate projects certified following the storm. Data from 2009 is relevant to the study since GO Zone legislation extended the tax incentive increase of 6% through December 31, 2009.

For years pre- and post-Katrina, I analyzed rehabilitation descriptions, studied before rehabilitation and after rehabilitation photographs, compared project totals (costs, time of completion, number of projects, etc.), identified the number of projects both located in New Orleans and other cities in Louisiana, and mapped projects throughout the city of New Orleans. I then assembled the tax credit project information into a comprehensive database for accessibility across the eight years included in the study (see Appendix D for the full database).

Specific Requirements for Inclusion of Projects in Study

In order for a tax credit project to be included in this study, the project must have received its final certification between the years of 2002-2009. Both the SHPO and NPS have a 30-day time frame from date of receipt of an application for review leading to approval or denial of a project. Insufficient application information, delays in project funding, failure to submit the required fee payment, recent designation of historic districts, and numerous other interruptions may postpone a project's approval. As a result, many projects begin rehabilitation work a year or more prior to their final certification date. In order to establish a consistent and comprehensive database, I utilized preexisting datasets compiled annually by the Louisiana SHPO that are organized according to the year of a project's final certification. The preexisting datasets establish uniform criteria for inclusion in this study; therefore no exceptions are made to include

projects outside of the preexisting datasets. Each HTC project certified in Louisiana between 2002-2009 was investigated and included in this study.

End Use Sample Analysis

Given the large number of tax credit projects eligible for this study within the specific time period, I chose to narrow the scope of investigation to projects with a specific end use: rental-residential properties. Rental-residential projects are the most common end use for HTC projects in the city of New Orleans (NPS 2003-2010), verifying the need for a more detailed investigation of this segment. The majority of hurricane-related damage in New Orleans affected the existing housing stock and the numbers and quantities of rental-residential projects have an effect on the projected population of the city, which was dispersed throughout the country due to a mandatory evacuation prior to the hurricane's landfall. Therefore, I elected to more thoroughly investigate rental-residential project datasets as the source for my connection analysis.

Individual Tax Credit project Application files (TCAs) were collected, analyzed, and interpreted. Specific data assembled from each rental-residential TCA included the following:

- the Part II application including a detailed description of rehabilitation/preservation work (site work, new construction, alterations, etc.)
- photographs documenting the condition of the property prior to and directly following rehabilitation work
- city, historic district, or Sanborn maps that located the property

Reviewing these documents allowed me to assess a range of property features and facts relating the overall conditions of properties and relationships with other similar rental-residential projects in New Orleans. It is important to note that while only rental-residential projects were given individual attention, the other end uses were included in the comprehensive database.

Visual Analysis and Interpretive Mapping

By utilizing information found in online resources such as the New Orleans Geographic Information Systems Data Portal (GIS Parcel Map) and Google Earth mapping and satellite imagery, each project was plotted, viewed, and mapped. Properties were first plotted within the city limits using the New Orleans GIS Parcel Map. This system determined the exact boundaries of each property within the city and allowed me to pinpoint the location of projects on other mapping software. Following this process, I then searched Google Earth maps to locate the property on a satellite image of New Orleans. This software also allowed me to obtain street views of the property. The street view imagery is then compared to the before and after rehabilitation photographs obtained from the Part II TCAs. After completing the search of Google Earth software to plot the properties on a map individually, I then compiled a map for each year showing the locations of all projects completed and certified throughout the city of New Orleans.

Method of Analysis

After collecting the 2002-2009 datasets and consulting with the Louisiana SHPO tax credit staff, I decided the relevant information would be best presented in an illustrative format (i.e., using maps, tables, and photographs). The NPS annually compiles a report of certified HTC projects across the nation. Information is recorded for each state and is further analyzed by geographic region: Northeast, Southeast, Mountain/Plains, and Far West (NPS, 2003-2010). Information is presented and analyzed nationwide, by geographic region, and individual states. Annual project activity is available for each state but is not available for specific cities within the states, or for individual projects completed within the states. My research focuses on each project individually and compares the data for projects by location throughout the state. Project information is compiled into a comprehensive database for accessibility. The Louisiana SHPO

retains all project information in individual files, but has no comprehensive database that compares project data along with illustrative information in a single document. Thus, the comprehensive database provides direct access to relevant project information, maps, tables, and photographs in a timely manner. Instead of searching through individual files to gather information on a project, the information exists in a single location, organized by project type and year of completion. I then used the database to compile annual project activity; create tables comparing each year, end use, approximate certification time, and approximate investment range; and map tax credit projects in the city of New Orleans.

Sample Data Collected from Internet Resources and Mapping Software

In the resulting database I recorded each project's location, end use, final cost, certification date and approximate time for certification, along with presenting before and after rehabilitation photographs, maps, and street view imagery for visual reference.

The following figures are examples of the material collected and organized for each property (Figures 1-4).

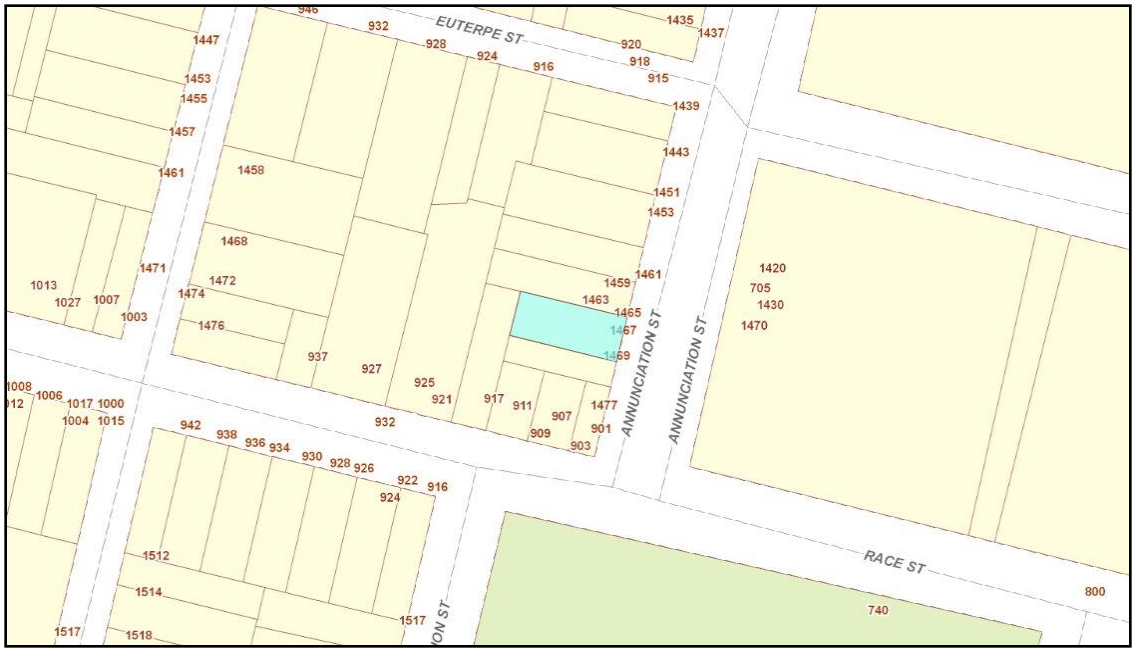


Figure 1. 1465-1467 Annunciation Street, Lower Garden District, New Orleans, LA.
Image courtesy of the City of New Orleans GIS Parcel Map
http://cno-gisprod02.cityofno.com/propertyviewer/

Figure 2. 1465-1467 Annunciation Street, Lower Garden District, New Orleans, LA.
Image courtesy of Google Earth Software
http://earth.google.com/

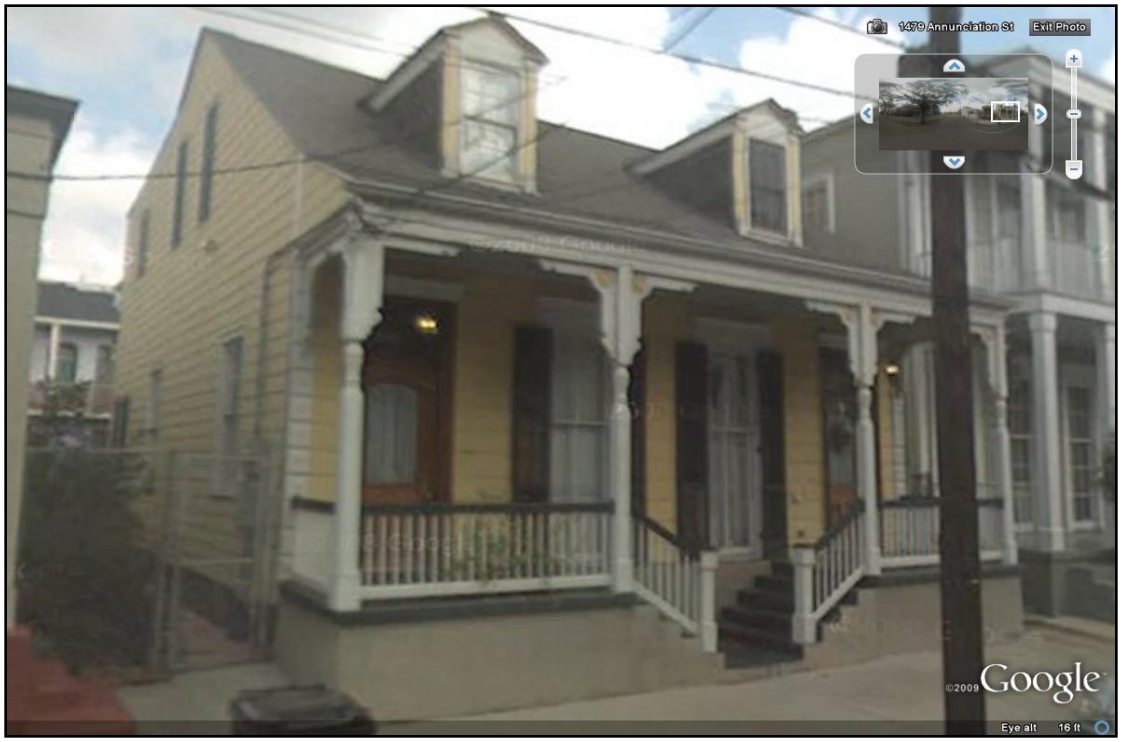


Figure 3. 1465-1467 Annunciation Street, Lower Garden District, New Orleans, LA.
Image courtesy of Google Earth Software
http://earth.google.com/

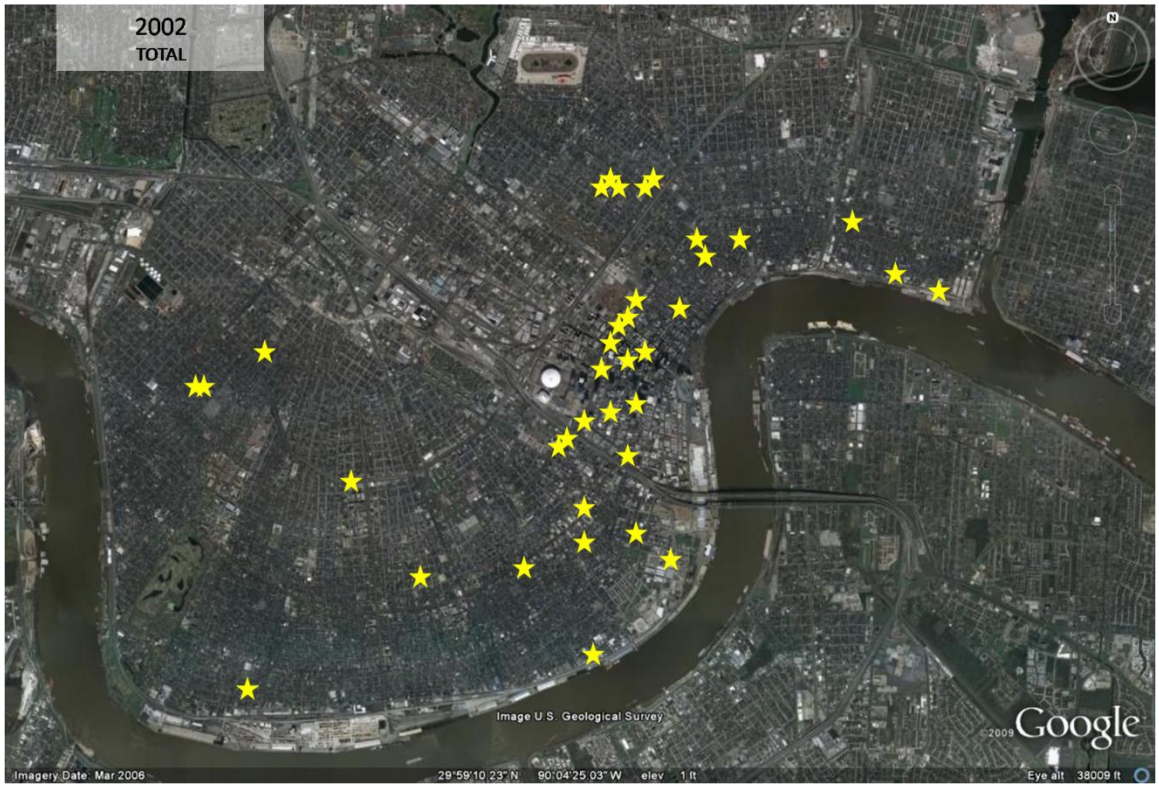


Figure 4. 2002 Map – Each property certified in 2002 is located on the comprehensive map.
Image courtesy of Google Earth Software
http://earth.google.com/

Evaluation Process

After the sample projects were identified and the information was gathered into a comprehensive database, I reviewed the results to determine the connections between Federal HTC projects and disaster relief efforts. The tax credit project data was also aggregated to look at the extent of hurricane-related damage, the total amount of investment per project, and the specific locations of tax projects throughout the city of New Orleans.

- Were HTC project rehabilitation descriptions submitted and completed post-Katrina related more specifically to hurricane and/or flood damage?
    - How do rehabilitation descriptions differ pre-Katrina and post-Katrina?
    - What existing photographic evidence suggests uninhabitable property conditions? Is this evidence more substantial following the storm?
- Was there an increase in HTC project totals in the post-Katrina period (costs, time of completion, number of projects, etc.)?
    - What are the similarities and differences in cost data year to year?
    - Did the number of certified projects increase or decrease following Hurricane Katrina?
    - How does the number of projects in New Orleans compare with the rest of Louisiana and with other GO Zone states?
    - Did the amount of time required for submittal, approval, and completion of projects increase or decrease following the storm?
- Was there a shift in the location of HTC projects throughout New Orleans, i.e., more damaged neighborhoods having a higher percentage of tax credit projects?
    - Are projects located in the same areas or historic districts from year to year?

- How does the physical location of individual projects compare to flood damaged areas in the city of New Orleans?

Analysis Process

Once all the documents were collected, organized, and evaluated, I began looking for connections identified through the similarities and differences. The data analysis began with an evaluation of the pre-rehabilitation condition of the rental-residential properties referenced in this study. Each project's rehabilitation description submitted post-Katrina was then examined for the mention of hurricane-related damage to understand how the hurricane had impacted HTC project rehabilitation work. Projects were then assessed according to their total costs, the total number of similar projects in the state and New Orleans area, and the amount of time required for completion. This quantitative data was used to assess how the hurricane had affected project totals. Finally, projects were mapped according to their location throughout New Orleans. These property maps indicated the project location in the city that was then compared to flood depth maps to determine how the hurricane had impacted the location of projects.

Summary

I used visual analysis, quantitative data analysis, and interpretive mapping techniques to uncover trends among the data. The visual analysis was used to assess property conditions prior to and following rehabilitation. This information was used to determine if projects submitted following Katrina were more uninhabitable than those submitted prior to the storm. Quantitative data was used to compare the total number of projects, the total amount of certified investments, and approximate certification time. This information was used to compare data throughout the eight years of study to identify any similarities, differences, or trends apparent prior to and following Katrina. Mapping techniques described specific locations of projects throughout New

Orleans while comparing project locations prior to and following Hurricane Katrina. This technique identified any project location shifts to more flood-damaged areas following the storm.

CHAPTER IV

DATA ANALYSIS AND RESULTS

In order to define how HTC projects have been utilized to rebuild historic architecture as part of overall disaster relief efforts, the impact Hurricane Katrina had on project rehabilitation descriptions, project totals, and project locations was examined. Despite the halt in HTC project activity immediately following the storm, rehabilitation descriptions, project totals, and project locations prove that tax credit projects can be undertaken as a means of disaster relief.

The evaluation of these projects reveals how the tax credits reinvested in blighted areas and rebuilt historic architecture as part of overall disaster relief efforts in the city of New Orleans. Comparing project datasets from the Louisiana SHPO with fiscal year numbers from the NPS reveals the following information:

- Hurricane Katrina's impact on HTC project rehabilitations
    - projects submitted both prior to and following the storm required major rehabilitation work before the property was inhabitable
    - 21 of 31 projects submitted after August 30, 2005 included indications of hurricane-related damage in their rehabilitation descriptions
    - exterior photographs taken prior to rehabilitation for post-Katrina projects exhibit more physical damage than those prior to Katrina
- Hurricane Katrina's impact on HTC project totals
    - total number of certified projects decreases immediately following the storm
    - total number of certified projects increases in most recent years
    - project costs reached a record level of investment for fiscal year 2009

    - on average, project certifications were completed in a more timely manner following the storm
    - project totals for New Orleans are higher than those for other cities in Louisiana combined, and higher than other GO Zone state totals (Alabama, Mississippi)
- Hurricane Katrina's impact on HTC project locations
    - majority of projects completed in the state of Louisiana are located within New Orleans city limits
    - more projects following the storm were located within higher-risk flood areas than those prior to Katrina

Hurricane Katrina's Impact on HTC Project Rehabilitations

Rehabilitation Descriptions

In the case of rehabilitation descriptions, the groups were not defined by the year of final certification, but by the year of the Part I application submission. The comprehensive database (see Appendix D) identifies the 30 rental-residential properties that both began and completed rehabilitation work following August 29, 2005 by highlighting the projects in gray.

These 30 rehabilitation descriptions were compared to the other rental-residential rehabilitation descriptions completed prior to Hurricane Katrina. Rehabilitation descriptions did support the theory that the majority of projects submitted after August 29, 2005 would have hurricane-related damage as the overall need for rehabilitation. A total 21 of 31 projects submitted post-Katrina included hurricane-related damage in the rehabilitation descriptions. These 21 projects including hurricane-related damage in their rehabilitation descriptions equal approximately 68% of the projects submitted post-Katrina. Therefore, I determined that the

majority of projects completed to-date following the storm were undertaken to mitigate hurricane-related damage.

Post-Katrina project rehabilitation descriptions containing hurricane-related damage typically described the following elements as the most damaged: roofing, flooring, weatherboards, exterior doors, framing, windows, gutters and downspouts, foundation, interior walls, ceilings, electrical, plumbing, HVAC, and insulation. By comparing the hurricane-related rehabilitation descriptions with those submitted prior to Katrina, post-Katrina projects involved more removal and replacement of damaged elements while pre-Katrina projects mostly involved repair of elements in place. Projects submitted prior to Katrina stated uninhabitable conditions in their rehabilitation descriptions as well but were unrelated to Hurricane Katrina and its aftermath. While examining rehabilitation descriptions for rental-residential projects, I searched specifically for the following words to indicate hurricane-related damage: flooded, infested with mold, damaged by water, destroyed by hurricane/storm.

Following Hurricane Katrina, severe property damage meant the property owner would have to apply and wait for insurance monies to offset the costs of rehabilitation. Many properties were located outside of the zone requiring flood insurance and therefore may not have received any type of reimbursement for damages.

Exterior Photographs: Visual Analysis

For each rental-residential HTC project included in this study, I examined before rehabilitation photographs to determine if uninhabitable conditions were apparent. Based solely on the conditions exhibited through exterior photographs, I determined if visual evidence suggested that projects submitted post-Katrina were more visibly uninhabitable than those submitted prior to the storm. Since before rehabilitation photographs are submitted with the Part I application process, the projects were grouped only by their Part I submission date. Projects

were either submitted prior to or following Katrina and are not grouped according to their year of final certification.

Figure 5. 2424-2432 Rousseau Street, Irish Channel, New Orleans, LA.
Photograph submitted prior to rehabilitation work, 2002

Figure 6. 1722-1724 Delachaise Street, Uptown, New Orleans, LA.
Photograph submitted prior to rehabilitation work, 2003

A total 57 of 88 rental-residential HTC projects were submitted prior to August 29, 2005. Only 19 of these 57 projects, approximately 33%, visually communicated uninhabitable conditions (see Figures 5-6). Following Katrina, 31 rental-residential HTC projects were submitted. A total 20 of these 31 projects, approximately 65%, visually communicated uninhabitable conditions. These 20 projects also reported hurricane-related damage in their rehabilitation descriptions. Post-Katrina projects typically exhibited uninhabitable conditions with boarded up windows and doors, missing weatherboards, roof damage, broken windowpanes, and damaged gutters and downspouts (see Figures 7-8). The visual analysis also confirmed that the majority of projects submitted following Hurricane Katrina were undertaken to mitigate hurricane-related damage.

Figure 7. 3106-3108 Upperline Street, Broadmoor, New Orleans, LA.
Photograph submitted prior to rehabilitation work, 2008
*This property reported hurricane-related damage in its rehabilitation description

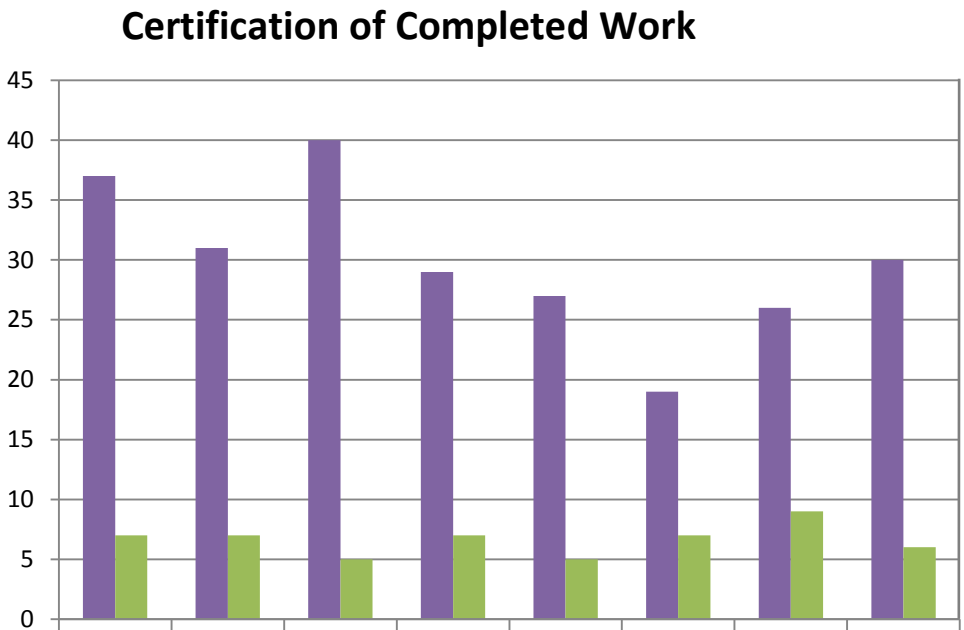
Figure 8. 4300 South Johnson Street, Broadmoor, New Orleans, LA.
Photograph submitted prior to rehabilitation work, 2009
*This property reported hurricane-related damage in its rehabilitation description

Hurricane Katrina's Impact on HTC Project Totals

Certified Project Totals

The majority of HTC projects completed and certified both pre- and post-Katrina are located within the city of New Orleans (see Table 1). With the large number of both local and National Register Historic Districts situated throughout the city, it is no surprise that this data follows the same development, even after the devastating impact of Hurricane Katrina. The number of projects certified in New Orleans made up approximately 82% of the total number of projects certified in the state of Louisiana between calendar years 2002-2009. Fewer HTC projects were certified within New Orleans city limits in calendar year 2007 than in any other

year included in this study. One possible explanation is that many projects are not submitted and certified within the same year. Since a lower number of projects were submitted following Katrina in 2005-2006, fewer final certifications were approved in 2007.

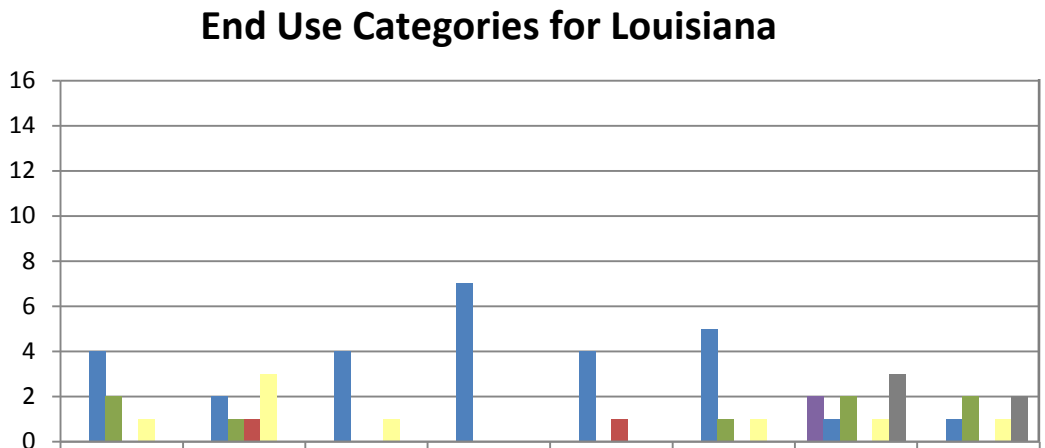


	2002	2003	2004	2005	2006	2007	2008	2009
New Orleans	37	31	40	29	27	19	26	30
Louisiana	7	7	5	7	5	7	9	6

Table 1. Certification of completed work (Part 3) for New Orleans and the rest of Louisiana per calendar year.

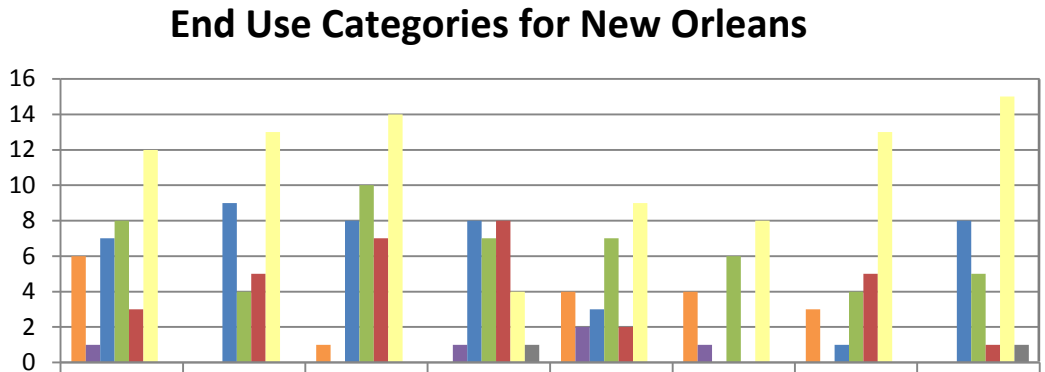
For each year included in this study, New Orleans produced more HTC project certifications than all other cities in Louisiana combined. The most common end use for tax credit projects in New Orleans was rental-residential for 7 out of 8 years, or approximately 37% of all certified rehabilitations in the city. This data follows the same national trend as noted by the NPS. According to the fiscal year 2009 report, rental-residential rehabilitations are the most common end use for Federal HTC projects (NPS, 2010). Calendar year 2004 was the most productive year for New Orleans' tax credit projects with a total number of 40 certifications in the

city. Following Hurricane Katrina, project certifications dropped dramatically. A mandatory evacuation of New Orleans' residents meant that the skilled labor needed to produce a certified rehabilitation was dispersed throughout the country and may not return for many months. Without this skilled labor on hand, property owners did not have the tools to produce a certified rehabilitation within the specified time frame.



	2002	2003	2004	2005	2006	2007	2008	2009
B&B	0	0	0	0	0	0	2	0
Com	4	2	4	7	4	5	1	1
C/R	2	1	0	0	0	1	2	2
Hotel	0	1	0	0	1	0	0	0
R-Res	1	3	1	0	0	1	1	1
NA	0	0	0	0	0	0	3	2

Table 2. Rehabilitation projects undertaken using Federal tax credits in Louisiana as defined by end use per calendar year.



	2002	2003	2004	2005	2006	2007	2008	2009
Apt	6	0	1	0	4	4	3	0
B&B	1	0	0	1	2	1	0	0
Com	7	9	8	8	3	0	1	8
C/R	8	4	10	7	7	6	4	5
Hotel	3	5	7	8	2	0	5	1
R-Res	12	13	14	4	9	8	13	15
NA	0	0	0	1	0	0	0	1

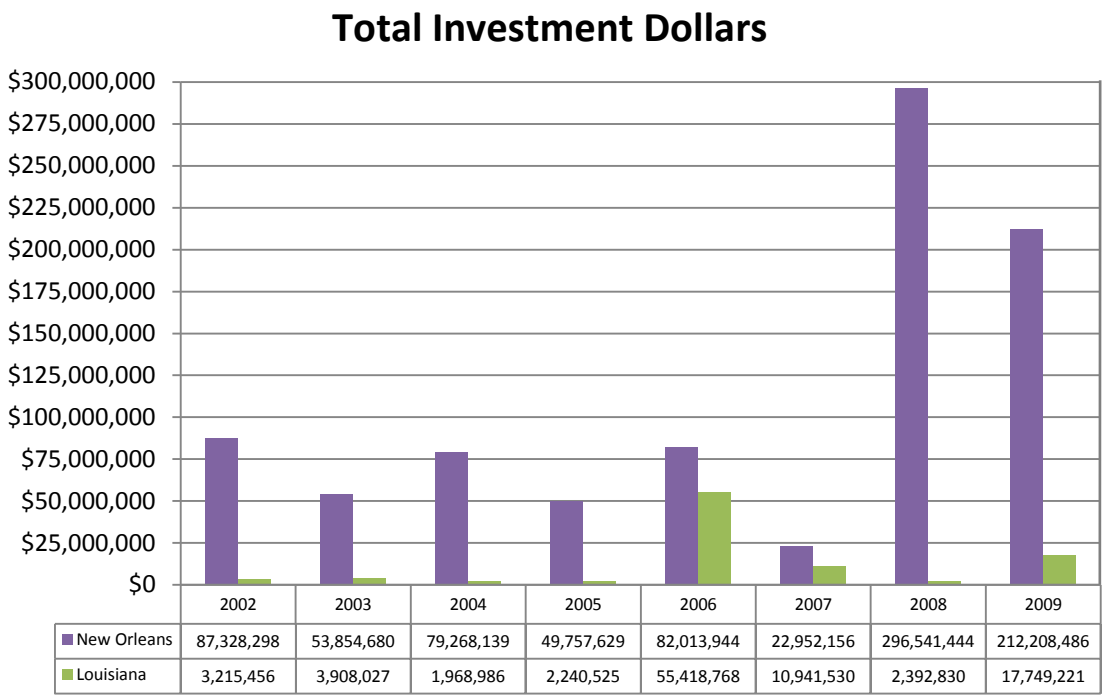
Table 3. Rehabilitation projects undertaken using Federal tax credits in New Orleans as defined by end use per calendar year.

In calendar year 2009, the total number of rental-residential projects certified in New Orleans was the highest of the eight years included in this study. Following the low numbers of 2007, calendar year 2008 returned to pre-Katrina levels of activity. The increase in activity for 2008 continued through 2009 setting a trend for future project certifications to reach or even surpass pre-Katrina totals. The total number of approved projects for all end uses dropped for years 2005-2008 (see Tables 2-3) leading to a noticeable decline in tax credit activity following Hurricane Katrina. One possible reason for this decline is the lack of funding available for project start-up costs following the storm. Tax credit projects require the property owner to pay for all expenses upfront, including the associated fees for review and approval of the actual tax credit application. In addition, to qualify for the Federal tax incentives a projects' end use must be income-producing. For residents of New Orleans, this meant that rehabilitation work

completed on the property owners' primary residence could not be counted as a rehabilitation expense. Many property owners were forced to invest money in the repair of their own homes further reducing capital on hand to pay upfront rehabilitation costs.

Certified Project Costs

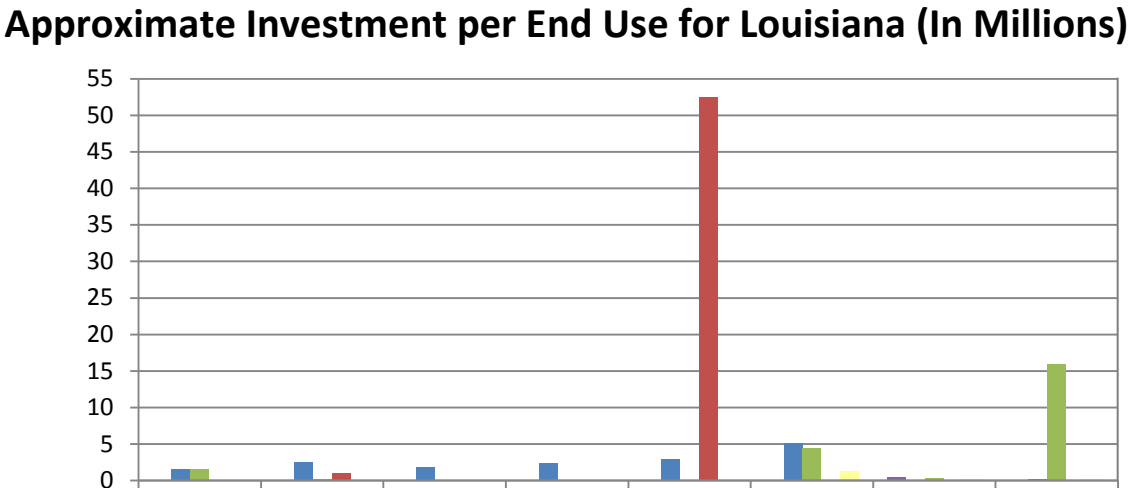
In fiscal year 2009, the state of Louisiana ranked third among the country in certified expenses for tax credit projects. Almost 90% of certified investment dollars for fiscal year 2009 are accounted for in New Orleans projects. While calendar year 2008 produced higher investment dollars than calendar year 2009, fiscal year 2008 ranked the state of Louisiana 30th with total investments reaching $21,652,690 from October 1, 2007 – September 30, 2008. Comparing fiscal year totals, 2009 more than doubled the totals of 2008, with projects bringing in a total investment of $383,241,556 ranking the state of Louisiana third in national comparison (NPS, 2009,2010). One cause for such an increase in project totals following Hurricane Katrina is that the costs of materials and labor has increased due to the common inflation of materials and goods over the years. Also, in the year of Katrina and those years following the storm, project investments that qualified as rehabilitation expenditures increased. In the rental-residential TCAs, rehabilitation descriptions suggest this increase in investment could relate to hurricane-related damages that fell into the qualified rehabilitation expense category. On average, property owners defined the need to replace and repair more windows, roofs, weatherboards, exterior doors, and interior walls in their project's rehabilitation descriptions following Hurricane Katrina. In 2006, 83% of projects in the $1,000,000 range were located in New Orleans, 67% in 2008, 82% in 2008, and 88% in 2009.



	2002	2003	2004	2005	2006	2007	2008	2009
New Orleans	87,328,298	53,854,680	79,268,139	49,757,629	82,013,944	22,952,156	296,541,444	212,208,486
Louisiana	3,215,456	3,908,027	1,968,986	2,240,525	55,418,768	10,941,530	2,392,830	17,749,221

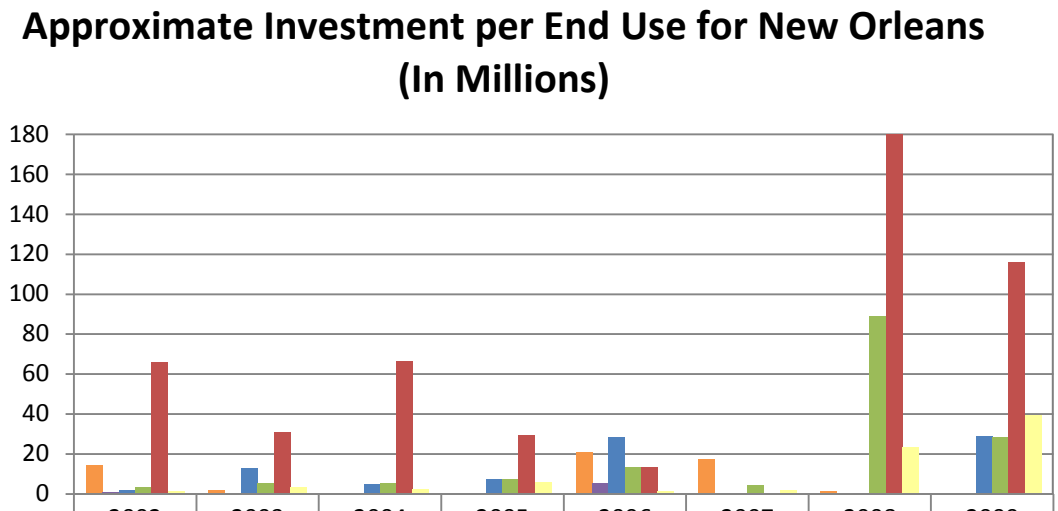
Table 4. Total certified investment dollars for New Orleans and the rest of Louisiana per calendar year.

In calendar years 2008 and 2009, New Orleans projects produced the greatest total of investment with both years more than doubling the total investment for every other year included in this study. Projects outside New Orleans produced a rise in investment dollars during calendar year 2006; however, the total investment did not surpass the total amount of investment produced by projects within the city of New Orleans. Average investment per project in 2002 was $459,351 for Louisiana and $2,360,224 for New Orleans. The average investment per project increased to $2,958,204 for Louisiana and $7,073,616 for New Orleans in calendar year 2009. This increase in the amount of investment dollars per project statewide has occurred despite the harsh economic downturn in the national real estate market (NPS, 2009). Nationwide, average expense per project in fiscal year 2009 was $4.49 million. Louisiana's average expense per project in fiscal year 2009 was $2.23 million, and New Orleans' average was $10.05 million.



	2002	2003	2004	2005	2006	2007	2008	2009
B&B	0	0	0	0	0	0	0.55	0
Com	1.6	2.6	1.9	2.4	2.9	5.2	0.08	0.2
C/R	1.6	0.2	0	0	0	4.5	0.39	15.9
Hotel	0	1.02	0	0	52.5	0	0	0
R-Res	0.01	0.13	0.11	0	0	1.3	0.18	0.21

Table 5. Approximate total investment dollars per end use for Louisiana per calendar year.



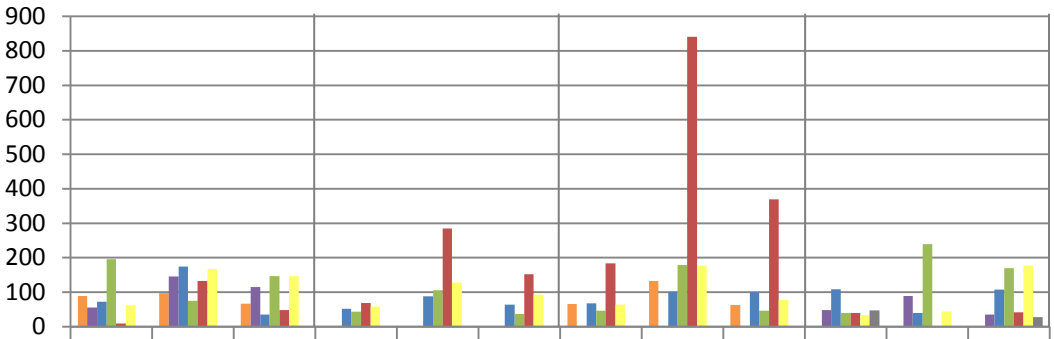
	2002	2003	2004	2005	2006	2007	2008	2009
Apt	14.3	1.7	0.37	0	20.7	17.3	1.16	0
B&B	0.7	0	0	0.4	5.4	0.12	0	0
Com	1.9	12.8	4.8	7.3	28.1	0	0.3	28.8
C/R	3.2	5.04	5.4	7.1	13.1	4.03	88.7	28.4
Hotel	65.9	30.9	66.3	29.3	13.3	0	183.3	115.7
R-Res	1.2	3.4	2.39	5.6	1.4	1.5	23.1	39

Table 6. Approximate total investment dollars per end use for New Orleans per calendar year.

Approximate Time for Project Certification

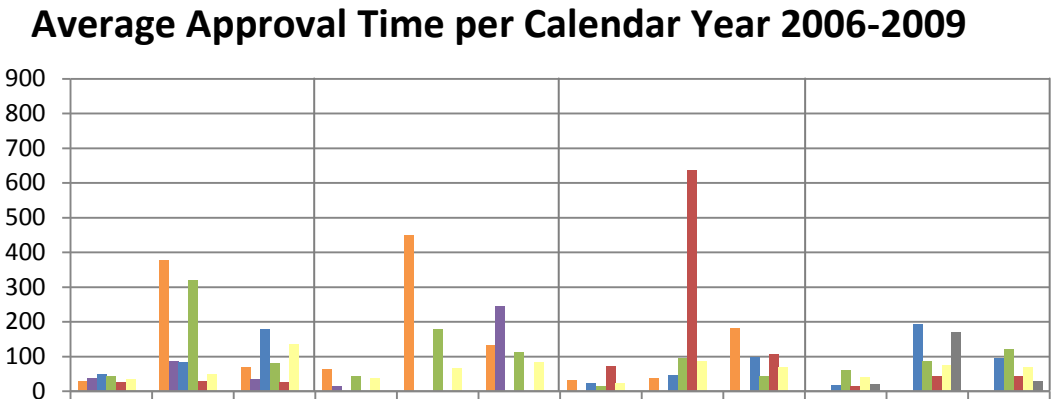
The majority of projects did not get approved within the suggested time frame (30 days per each part) due to complications and/or lack of required information provided in the initial application process. On average, projects were approved in a more timely manner following Hurricane Katrina (see Tables 7-8). The average approval time for projects completed between 2006-2009 was 295 days. Average approval time for projects certified between 2002-2005 was 335 days. In both cases, projects were submitted and certified in under one year. Projects receiving their certification in 2009 had the fastest average approval time at approximately 231 days. In contrast, projects certified in 2004 had an average approval time of approximately 483 days which is well over one year. A major factor in the lengthy approval time deals with the Part

II applications. The Part II process is generally the most complicated since additional information is often requested on behalf of the SHPO or NPS. During this part of the application process, rehabilitation work must comply with the Secretary of the Interior's Standards prior to approval. Additional photographs and descriptions detailing proposed rehabilitation/preservation work are often requested, and it then becomes the owner's responsibility to provide the information in a timely manner in order to continue. The more timely turnaround rate for approvals in 2006-2009 suggests that more projects have the ability to be completed and certified within the following year.



	2002 P1	2002 P2	2002 P3	2003 P1	2003 P2	2003 P3	2004 P1	2004 P2	2004 P3	2005 P1	2005 P2	2005 P3
Apt	89	97	67	0	0	0	66	133	63	0	0	0
B&B	56	146	115	0	0	0	0	0	0	48	89	35
Com	72	174	35	52	88	64	68	101	100	109	40	108
C/R	196	75	147	44	106	37	46	179	46	40	239	170
Hotel	9	133	48	69	285	152	184	841	369	40	0	42
R-Res	62	167	147	58	128	93	64	177	77	33	45	177
N/A	0	0	0	0	0	0	0	0	0	47	0	28

Table 7. Average approval time (in days) for Parts 1, 2, and 3, as defined by end use for calendar years 2002-2005.



	2006 P1	2006 P2	2006 P3	2007 P1	2007 P2	2007 P3	2008 P1	2008 P2	2008 P3	2009 P1	2009 P2	2009 P3
Apt	29	378	69	64	448	133	32	36	183	0	0	0
B&B	36	87	34	14	0	244	0	0	0	0	0	0
Com	48	85	178	0	0	0	24	47	99	18	193	94
C/R	43	319	81	43	178	114	15	95	44	60	87	120
Hotel	25	30	25	0	0	0	73	637	105	13	43	44
R-Res	33	50	136	36	67	85	24	86	68	42	76	69
N/A	0	0	0	0	0	0	0	0	0	21	170	30

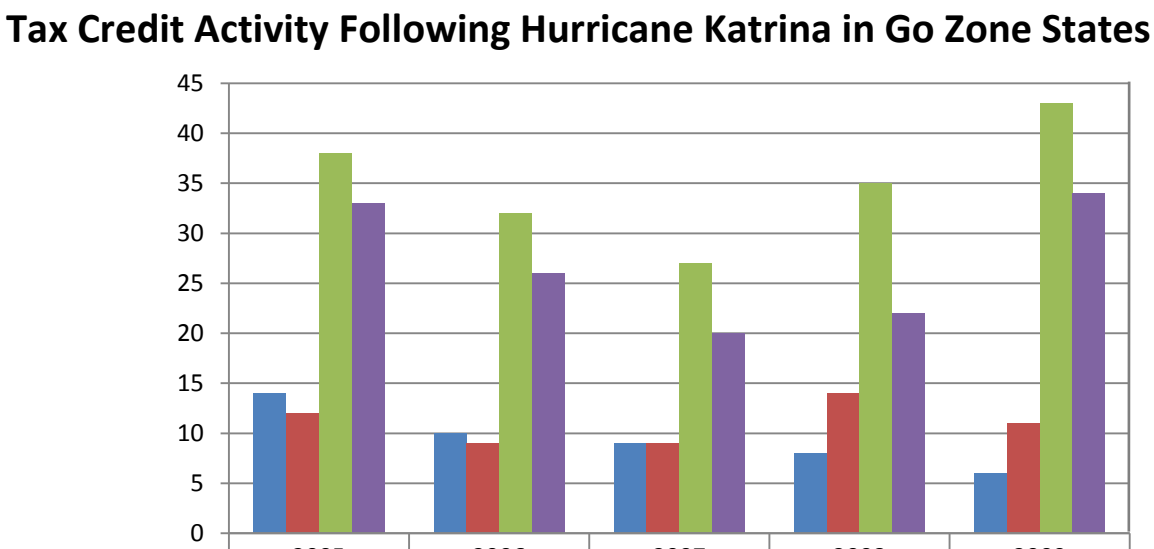
Table 8. Average approval time (in days) for Parts 1, 2, and 3, as defined by end use for calendar years 2006-2009.

HTC Project Activity in GO Zone States

Data for each of the states included in the GO Zone legislation tax credit increase was compiled from the NPS fiscal year reports, and therefore represents different totals than those presented in previous tables based on the calendar year SHPO datasets (see Table 9). Following Hurricane Katrina, New Orleans produced approximately 77% of all tax credit projects for fiscal years 2005-2009 in the state of Louisiana. Projects certified by December 31, 2009 were eligible for the 6% GO Zone tax credit increase in each of the three states listed in the table. Project numbers in Louisiana increased in 2009 while both Alabama and Mississippi project numbers decreased in 2009. Project totals from Alabama and Mississippi combined do not equal that of

Louisiana or in most cases those of New Orleans. Projects in the state of Louisiana averaged about 63% of all projects completed in the GO Zone states following Hurricane Katrina.

HTC project activity in Alabama and Mississippi prior to Katrina was consistently lower than in Louisiana. New Orleans was the largest metropolitan area affected by Katrina, and consistently produces the majority of HTC projects in the state of Louisiana. Since neither Alabama nor Mississippi had large project totals prior to Katrina, the 6% increase was probably not enough of an incentive to inspire property owners in either state to undertake tax credit projects.



	2005	2006	2007	2008	2009
Alabama	14	10	9	8	6
Mississippi	12	9	9	14	11
Louisiana	38	32	27	35	43
New Orleans	33	26	20	22	34

Table 9. Project activity for states included in the 6% tax credit increase due to GO Zone Legislation per fiscal year.

Hurricane Katrina's Impact on HTC Project Locations

New Orleans Project Locations

Maps of New Orleans were produced to represent the total number of projects certified in New Orleans for each year included in this study and were created using location information found through the use of Google Earth maps and the New Orleans GIS data portal. The figures are divided into two defined time frames, calendar years 2002-2005 (years before Katrina and year of Katrina), and calendar years 2006-2009 (years after Katrina). This information was compiled in order to observe any commonalities among project locations throughout the city of New Orleans.

Each of New Orleans' 18 National Register Historic Districts is occupied by HTC projects. Prior to Hurricane Katrina, four historic districts recorded no project activity within their boundaries. Following Katrina however, these four districts recorded at least one HTC project each indicating a slight shift in project locations following the storm. Overall, eight districts had an increase in project activity, ten districts had a decrease in project activity, and one district had no increase or decrease but remained the same following Katrina. Only one district recorded no project activity prior to or following Katrina. The Vieux Carre had the majority of projects both pre- and post-Katrina with approximately 18% of all projects certified between 2002-2009. The Lower CBD contains approximately 12% of all projects certified, and the Lower Garden District and Uptown both contain approximately 10% of all certified HTC projects.

Tax Credit Project Activity in New Orleans' Historic Districts

Historic District	2002	2003	2004	2005	2006	2007	2008	2009
Algiers Point	0	0	0	0	1	0	0	1
Broadmoor	0	0	0	0	0	1	1	1
Bywater	3	2	0	1	0	2	1	2
Carrollton	2	1	0	0	1	0	0	3
Central City	3	2	6	1	5	0	0	1
Esplanade Ridge	5	4	5	3	1	0	0	0
Faubourg Marigny	1	2	2	0	0	3	1	2
GardenDistrict	0	1	1	2	1	0	0	0
Gentilly Terrace	0	0	0	0	0	0	0	0
Holy Cross	0	0	1	0	0	0	0	0
Irish Channel	1	0	0	1	1	1	1	0
Lower CBD	4	4	2	6	1	2	4	6
Lower Garden	6	0	5	1	1	1	7	4
Mid-City	0	1	3	2	0	0	1	1
New Marigny	0	0	0	0	0	1	0	0
Parkview	0	0	0	1	0	0	0	0
South Lakeview	0	0	0	0	0	0	1	1
Uptown	4	3	1	5	5	4	2	2
Upper CBD	4	4	3	2	3	3	1	2
Vieux Carre	4	7	11	4	7	1	6	4

Table 10. Project activity for each historic district located within the city of New Orleans per calendar year.

Project Locations vs. Storm-Damaged Areas

The location of projects shifted slightly towards more flood-damaged areas following Katrina (see Figures 9-10). HTC projects moved away from the edge of the Mississippi River and further inland. As seen in the estimated flood depth map (see Appendix E), locations further inland from the Mississippi River and Lake Pontchartrain received and held floodwaters for a longer period than locations directly on the river and lake as the city of New Orleans is shaped like a bowl with the higher elevations lying on the banks of the river and lake. While floodwaters penetrated the higher elevations, the resulting stagnant floodwaters occurred in the lower-lying areas of the city. Following Katrina, approximately 45% of HTC projects were located further inland, or harder hit areas of the city. In contrast, only 28% of projects were located further

inland prior to Katrina. This shift suggests that property owners with severely damaged properties were willing to use the tax credits to rebuild historic architecture as part of disaster relief efforts.

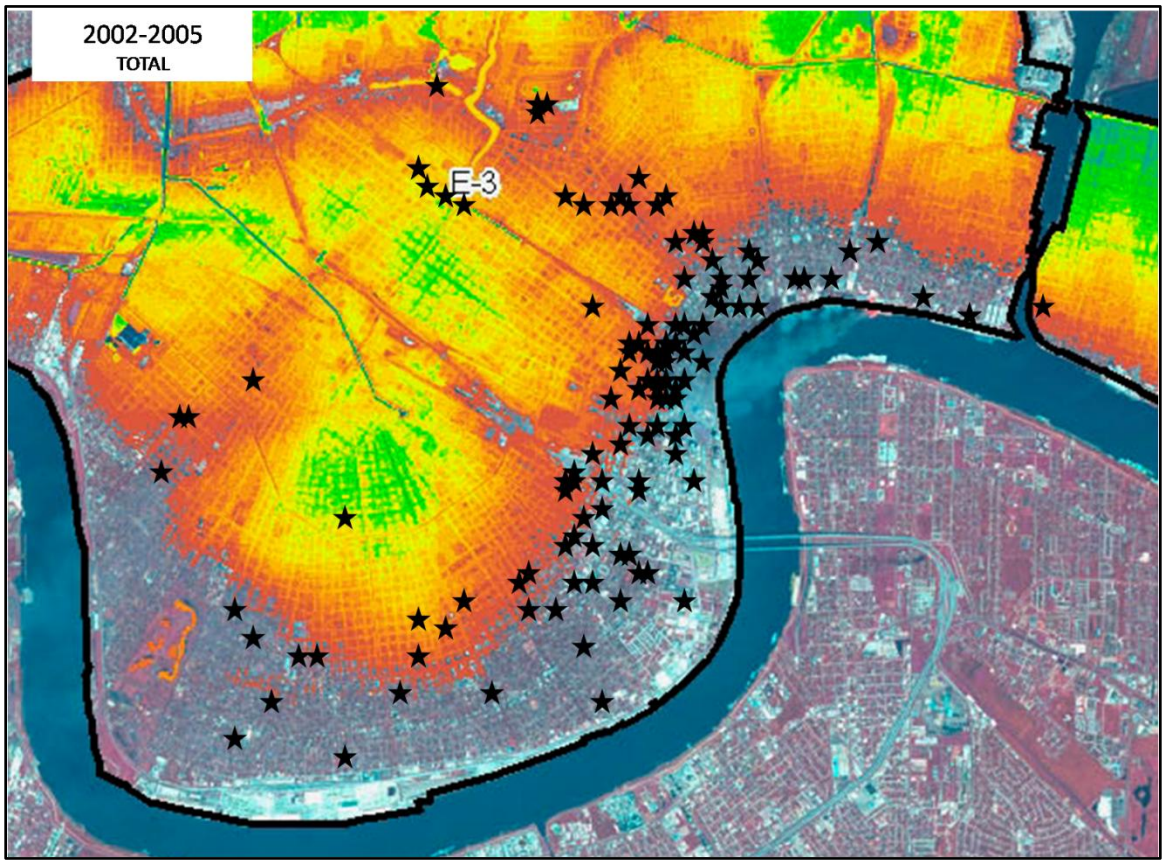


Figure 9. Location of tax credit projects in the city of New Orleans for calendar years 2002-2005.

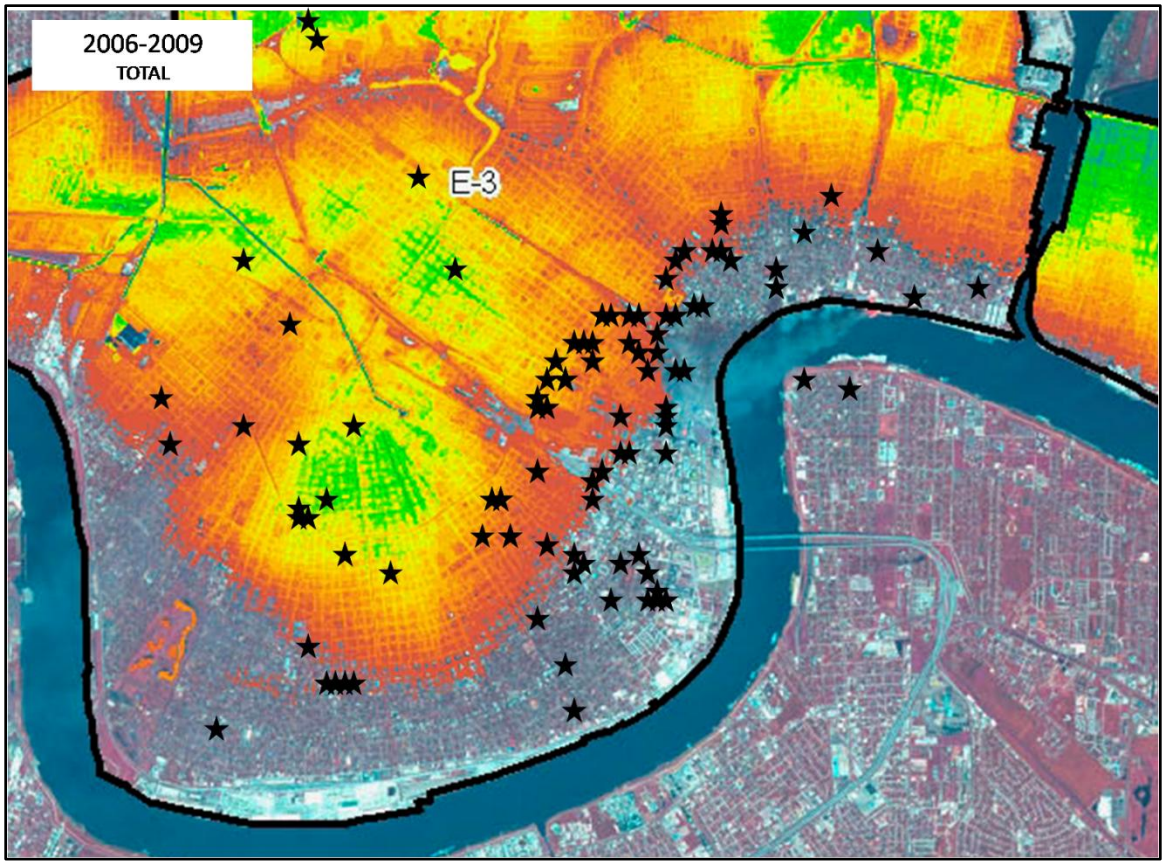


Figure 10. Location of tax credit projects in the city of New Orleans for calendar years 2006-2009.

Summary

The majority of projects completed following Hurricane Katrina contained hurricane-related damage in their rehabilitation descriptions. This suggests that the majority of projects completed to-date following Katrina were undertaken to mitigate hurricane-related damage, suggesting that HTC projects can be used to rehabilitate historic properties damaged by a natural disaster.

The number of HTC projects certified each year has increased over the past two years implying that project activity has the ability to surpass its pre-Katrina totals. Project costs also

reached a record level of investment for fiscal year 2009, demonstrating that hurricane-related recovery efforts have invested in the local economy following Katrina.

The majority of HTC projects in the state of Louisiana are located in New Orleans, one of Katrina's most devastated cities. Following the storm more projects were located in higher-risk flood areas than prior to Katrina confirming that flood-damaged historic properties can successfully be rehabilitated using the tax credits.

The information collected and developed in this research project has the ability to inform state and national officials responsible for promoting Federal tax incentives about the nature of these projects following a catastrophic event. Tax credit projects are a useful rebuilding tool, but are not useful as an immediate response to disaster relief in destroyed areas. Projects take months and even years to complete, leaving unfinished properties susceptible to natural elements, further damage, and vandalism. Preservation activity is not a possibility until basic services and infrastructure is repaired or replaced. This information creates a more thorough understanding of how HTC projects salvage the distinct and historic building fabric that remains intact following a disaster.

CHAPTER V

CONCLUSIONS

This study supports my belief that historic preservation has the ability to be a viable means for rebuilding an area post-disaster. Preservation promotes and protects the culture and heritage of a community by maintaining physical artifacts for future generations. The analysis of the tax credit projects included in this study support the statement that, "historic preservation is more than old buildings, and it is more than historical account; it can be described as 'applied history,' for it puts history to good purpose through use of historic structures as sources of community revitalization" (Tyler, 2009, pg 15).

This study provides opportunities for future research. As HTC project data becomes available in the following years, the same framework could be used to compare the current data to the years included in this study. Studying future years would indicate how the trends and commonalities discovered in this study play out over the course of the next few years. As the rebuilding of New Orleans will continue for several years, it would provide further information regarding the impacts of HTC projects throughout the recovery process.

Many questions were raised throughout the period of research that suggests additional research is needed to further develop this idea. Evidence developed in this research paper suggests that historic preservation tax incentives are useful in disaster relief efforts as a rebuilding tool. However, an additional research factor that could be added to this study includes the overall impact on the economy and community. Additional insight could reveal how HTC projects have created new jobs, invested in the community, and provided the initial startup for new businesses. In addition, rehabilitation descriptions could be analyzed for all projects, not just rental-

residential. It was determined early on in the research process to focus on residential projects since housing was the most damaged property type following the storm. The examination of all projects, however, would reveal more diversity in structural rehabilitations and would also show a higher amount of investment per project. This in-depth study of other end uses besides rental-residential properties would strengthen the findings presented in this study and bring to light other factors that would play an important role in defining the relationship between the tax credit projects and disaster relief efforts.

A question developed during this process that was not answered in this study is: What are the challenges that property owners face when beginning the tax credit application and rehabilitation process following a disaster? Property owners take on risks when undertaking a Federal historic tax credit project and these risks are not always easily defined. Interviewing HTC property owners would be beneficial to this study. Speaking with individuals would reveal any difficulties or successes that may have been initiated by the HTC process. Did the additional 6% influence more property owners to take on the challenge of rehabilitating a historic property? For the property owners who did see the benefit of the additional 6% tax credit, was the increase enough to help cover the additional costs that may have resulted from hurricane-related damage?

Another question raised by this research deals with properties certified prior to Katrina that may have suffered hurricane-related damage after their final certification. Tax payers have up to five years to claim the tax credits following final certification, and with a catastrophic event wreaking havoc on the existing building stock of New Orleans some of these taxpayers may not have seen the full benefit of their investment before the storm. How were properties certified prior to Katrina rebuilt following the disaster? Were any special circumstances granted so that property owners could properly rebuild a storm-damaged structure? Visiting the actual project

site to determine how the properties have been developed following the storm would be useful. However, due to time restrictions, this was not possible to complete for this study.

The findings of this research could be useful to other cities recovering from a natural disaster. This study provides evidence that HTC projects have been effectively used to rebuild historic architecture following a catastrophic event. Following any type of disaster, housing occupancy numbers decline for several reasons: many people lose their house, former residents may be hesitant to return due to post-traumatic stress, and others may settle elsewhere in search of employment or education for their children. By studying the impacts of HTC projects on disaster relief efforts, preservation efforts could be initiated without delay as they have been proven to be used successfully as a rehabilitation tool.

Unfortunately, in the midst of rebuilding, New Orleans has suffered from another more recent disaster: the BP oil spill. The oil spill has impacted the economy in negative ways by halting the fishing industry, slowing tourism and travel, and ultimately creating a loss of local business. With the national economy already in a recession, this oil spill is likely to have a negative impact on New Orleans' economy. This impact could also affect the HTC project rehabilitations as well. A lack of start-up funding could delay the HTC project process. A further study looking at the 2010 calendar year and fiscal year data could reveal any immediate impact the oil spill may have had on the tax credit process.

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APPENDIX A

IRS REQUIREMENTS FOR FEDERAL TAX CREDIT PROJECTS

In order to be eligible for the 20% rehabilitation tax credit, a project must also meet the following basic IRS requirements:

1. The building must be *depreciable*. That is, it must be used in a trade or business or held for the production of income. It may be used for offices, for commercial, industrial or agricultural enterprises, or for rental housing. It may not serve exclusively as the owner's private residence.

2. The rehabilitation must be *substantial*. That is, during a 24-month period selected by the taxpayer, rehabilitation expenditures must exceed the greater of $5,000 or the adjusted basis of the building and its structural components. The adjusted basis is generally the purchase price, minus the cost of land, plus improvements already made, minus depreciation already taken. Once the substantial rehabilitation test is met, all qualified expenditures, including those incurred outside of the measuring period, qualify for the credit.

3. For phased rehabilitation, the same rules apply, except that a 60-month measuring period applies. This phase rule is available only if: (1) a set of architectural plans and specifications outlines and describes all rehabilitation phases; (2) the plans are completed before the physical rehabilitation work begins, and (3) it can reasonably be expected that all phases will be completed.

4. The property must be placed in service (that is, returned to use). The rehabilitation tax credit is generally allowed in the taxable year the rehabilitated property is placed in service.

5. The building must be a *certified historic structure* when it is placed in service; if it is not yet a *certified historic structure* when it is placed in service, the owner must have requested on or before the date that the building was placed in service a determination from the NPS that the building is a *certified historic structure*, and have a reasonable expectation that the determination will be granted. (This means, for buildings not individually listed in the National Register of Historic Places, that Part 1 of the Historic Preservation Certification Application must have been filed before the building was placed in service.)

6. Qualified rehabilitation expenditures include costs associated with the work undertaken on the historic building, as well as architectural and engineering fees, site survey fees, legal expenses, development fees, and other construction-related costs, if such costs are added to the basis of the property and are reasonable and related to the service performed. They do not include costs of acquiring or furnishing the building, new additions that expand the existing building, new building construction, or parking lots, sidewalks, landscaping, or other facilities related to the building.

APPENDIX B

THE SECRETARY OF THE INTERIOR'S STANDARDS

FOR EVALUATING SIGNIFICANCE WITHIN REGISTERED HISTORIC DISTRICTS

The following Standards govern whether buildings within a historic district contribute to the significance of the district. Owners of buildings that meet these Standards may apply for the 20% rehabilitation tax credit. Buildings within historic districts that meet these Standards *cannot* qualify for the 10% credit.

1. A building contributing to the historic significance of a district is one which by location, design, setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.

2. A building not contributing to the historic significance of a district is one which does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.

3. Ordinarily buildings that have been built within the past 50 years shall not be considered to contribute to the significance of a district unless a strong justification concerning their historical or architectural merit is given or the historical attributes of the district are considered to be less than 50 years old.

APPENDIX C

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finished, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX D

COMPREHENSIVE TAX CREDIT PROJECT DATABASE

YEARS 2002-2009

2002										
ADDRESS	CITY	HISTORIC DISTRICT	P1 SUBMITTED	# OF DAYS	P2 SUBMITTED	# OF DAYS	P3 SUBMITTED	# OF DAYS	END USE	TOTAL COSTS
			P1 APPROVED		P2 APPROVED		P3 APPROVED			
1465-1467 Annunciation	New Orleans	Lower Garden	5/25/2001	54	5/25/2001	68	1/4/2002	129	Rental Residential	$250,000
			7/19/2001		8/3/2001		5/13/2002			
817-819 Barracks	New Orleans	Vieux Carre	5/14/2001	77	5/14/2001		12/27/2001	67	Rental Residential	$340,000
			8/1/2001				3/4/2002			
3717 Chartres	New Orleans	Bywater	9/23/1996	64	9/23/1996	131	2/28/2002	14	Rental Residential	$31,475
			11/27/1996		2/4/1997		3/14/2002			
1016 Clouet	New Orleans	Bywater	6/27/2000	109	8/15/2000		1/29/2002	140	Rental Residential	$50,340
			10/16/2000				6/19/2002			
825 Kirkman	Lake Charles	Lake Charles	12/5/2001	27	12/5/2001	28	1/28/2002	36	Rental Residential	$11,260
			1/2/2002		1/3/2002		3/4/2002			
5526-5528 Laurel	New Orleans	Uptown	6/18/2001	22	6/18/2001	42	1/2/2002	47	Rental Residential	$70,000
			7/10/2001		7/30/2001		2/19/2002			
608 Lesseps	New Orleans	Bywater	4/5/2001	41	4/5/2001	59	12/19/2001	66	Rental Residential	$87,832
			5/16/2001		6/4/2001		2/25/2002			
1471-1473 N. Derbigny	New Orleans	Esplanade Ridge	9/5/2001	81	9/5/2001	380	8/16/2002	39	Rental Residential	$61,000
			11/26/2001		9/25/2002		9/25/2002			
1428-1430 N. Roman	New Orleans	Esplanade Ridge	8/28/2001	96	8/28/2001	96	8/23/2002	32	Rental Residential	$75,000
			12/4/2001		12/4/2001		9/25/2002			
1510 Religious	New Orleans	Lower Garden	7/20/1998	29	8/27/1998	114	11/2/1999	1058	Rental Residential	$50,000
			8/19/1998		12/21/1998		10/10/2002			
2424-2432 Rousseau	New Orleans	Irish Channel	9/12/2001	145	9/12/2001	145	8/9/2002	46	Rental Residential	$190,000
			2/7/2002		2/7/2002		9/25/2002			

931-935 Bienville	New Orleans	Vieux Carre	4/20/1990		3/25/1993	58	10/18/2001	86	Rental Residential	$9,338,007
					5/23/1993		1/14/2002			
1002 Jackson	New Orleans	Lower Garden	10/12/2001	23	7/25/1999	909	3/21/2002	38	Rental Residential	$266,661
			11/5/2001		2/4/2002		4/29/2002			
856 Carondelet	New Orleans	Upper CBD	5/2/2000	89	7/6/2000	196	3/21/2002	73	Apartments	$782,545
			7/31/2000		1/22/2001		6/4/2002			
1325-1327 Josephine	New Orleans	Lower Garden					11/26/2001	62	Apartments	$220,000
			8/30/2000		11/20/2000		1/28/2002			
909 Lafayette	New Orleans	Upper CBD	11/4/1998	60	12/9/1998		1/31/2002	186	Apartments	$1,571,271
			1/4/1999				8/6/2002			
2117 Ursulines	New Orleans	Esplanade Ridge	1/29/2001	113	1/29/2001	113	4/23/2002	20	Apartments	$376,928
			5/22/2001		5/22/2001		5/13/2002			
2123-2125 Ursulines	New Orleans	Esplanade Ridge	12/12/2000	160	12/12/2000	160	4/23/2002	20	Apartments	$1,493,453
			5/22/2001		5/22/2001		5/13/2002			
2139 Ursulines	New Orleans	Esplanade Ridge	1/29/2001	113	1/29/2001	113	4/23/2002	41	Apartments	$213,641
			5/22/2001		5/22/2001		6/4/2002			
337 Baronne	New Orleans	Upper CBD	11/21/2000	249	11/21/2000	249	7/23/2001	207	Commercial Residential	$330,000
			7/30/2001		7/30/2001		2/20/2002			
838-840 Camp	New Orleans	Upper CBD	11/23/1999	64	2/24/2000		2/15/2002	10	Commercial Residential	$542,918
			1/27/2000				2/25/2002			
838-840 Esplanade	New Orleans	Vieux Carre	11/21/1994	43	10/9/1996		2/22/2002	3	Commercial Residential	$542,918
			1/4/1995				2/25/2002			
340 Florida	Baton Rouge				7/28/2000		2/17/2001	425	Commercial Residential	$1,494,123
							4/22/2002			
5033-5041 Freret	New Orleans	Uptown	10/22/1998	942	7/16/2001		7/16/2001	379	Commercial Residential	$244,000
			6/4/2001				8/5/2002			

735 Huey P. Long	Gretna	Gretna	8/21/2001	56	8/21/2001	68	8/14/2002	41	Commercial Residential	$90,288
			10/17/2001		10/29/2001		9/25/2002			
3033 Magazine	New Orleans	Lower Garden	6/12/1998	72	6/12/1998	79	12/6/2000	425	Commercial Residential	$386,629
			8/24/1998		8/31/1998		2/11/2002			
623-625 Marigny	New Orleans	Faubourg Marigny	3/13/1997		6/30/1997	158	8/26/2002	62	Commercial Residential	$437,626
					12/8/1997		10/28/2002			
1132 S. Carrollton	New Orleans	Carrollton	2/14/2001	111	5/8/2001	117	2/25/2002	25	Commercial Residential	$72,933
			6/5/2001		9/5/2001		3/20/2002			
510 Wilkinson Row	New Orleans	Vieux Carre	7/21/2000	85			2/21/2002	68	Commercial Residential	$675,000
			10/16/2000		3/26/2001		4/29/2002			
150 Baronne	New Orleans	Lower CBD	10/1/1992	12			4/15/2002	30	Hotel	$40,530,949
			10/13/1992				5/15/2002			
523 Gravier	New Orleans	Lower CBD	6/11/2001	9	8/14/2001	400	7/8/2002	76	Hotel	$2,634,519
			6/20/2001		9/24/2002		9/24/2002			
333 St. Charles	New Orleans	Lower CBD	5/12/1999	5	10/11/1999		6/17/2002	38	Hotel	$22,830,881
			5/17/1999				7/25/2002			
1137 Baronne	New Orleans	Central City	12/7/2001	25	12/7/2001	51	6/7/2002	49	Commercial	$600,000
			1/2/2002		1/28/2002		7/26/2002			
2020-2022 Burdette	New Orleans	Uptown	8/27/2001	59	8/27/2001		7/18/2002	26	Commercial	$106,702
			10/26/2001				8/14/2002			
123 East Bridge	Breaux Bridge	Breaux Bridge	11/9/2000		8/9/2001	76	1/25/2002	40	Commercial	$72,559
					10/25/2001		3/5/2002			
1000 Iberville	New Orleans	Lower CBD	1/6/1999	180	3/10/1999	994	1/4/2002	20	Commercial	$568,209
			7/6/1999		12/14/2001		1/24/2002			
1301 Louisiana	Shreveport	Highland	2/14/2000	88	12/21/2000		1/23/2002	66	Commercial	$280,874
			5/12/2000				3/29/2002			

1243 Magazine	New Orleans	Lower Garden	3/28/2001	82	5/1/2001	50	7/1/2002	35	Commercial	$190,995
			6/20/2001		6/21/2001		8/6/2002			
704 Main	Minden	Individual	N/A		4/25/2001	39	1/2/2002	32	Commercial	$330,000
			N/A		6/4/2001		2/4/2002			
1600 Oretha Castle Haley	New Orleans	Central City	6/18/2001	22	7/2/2001	84	1/11/2002	44	Commercial	$134,263
			7/10/2001		9/26/2001		2/25/2002			
1604 Oretha Castle Haley	New Orleans	Central City	6/11/2001	22	7/2/2001	42	1/10/2002	43	Commercial	$236,678
			7/10/2001		8/14/2001		2/25/2002			
1140 S. Carrollton	New Orleans	Carrollton	2/14/2001	111	5/8/2001		2/25/2002	25	Commercial	$94,082
			6/5/2001				3/20/2002			
212 Walnut	Monroe	Individual	N/A		3/16/2001	100	4/30/2002	57	Commercial	$936,352
			N/A		6/26/2001		6/27/2002			
4117-4119 Perrier	New Orleans	Uptown	10/1/1996	56	10/1/1996	146	12/27/2001	115	Bed & Breakfast	$700,843
			11/27/1996		2/27/1997		4/22/2002			
44 PROJECTS	37 NOLA								TOTAL COSTS:	$90,543,754

2003										
ADDRESS	CITY	HISTORIC DISTRICT	P1 SUBMITTED	# OF DAYS	P2 SUBMITTED	# OF DAYS	P3 SUBMITTED	# OF DAYS	END USE	TOTAL COSTS
			P1 APPROVED		P2 APPROVED		P3 APPROVED			
1722-1724 Delachaise	New Orleans	Uptown	7/14/1998	30	10/21/1998		3/27/2002	361	Rental Residential	$470,783
			8/14/1998				3/28/2003			
609-611 Lesseps	New Orleans	Bywater	2/2/2000	100	2/2/2000	111	8/27/2002	129	Rental Residential	$147,834
			5/12/2000		5/23/2000		1/6/2003			
3046 Maurepas	New Orleans	Esplanade Ridge	7/11/2000	34	7/11/2000	125	4/11/2003	20	Rental Residential	$42,643
			8/15/2000		11/16/2000		5/1/2003			
3048 Maurepas	New Orleans	Esplanade Ridge	7/11/2000	35	7/11/2000	125	4/11/2003	20	Rental Residential	$55,650
			8/16/2000		11/16/2000		5/1/2003			
904-906 Montegut	New Orleans	Bywater	11/13/2000	127	11/13/2000	215	10/31/2002	74	Rental Residential	$81,652
			3/20/2001		6/18/2001		1/14/2003			
906-908 N. Sixth	Baton Rouge	Spanish Town	9/24/2002	42	9/24/2002	57	7/22/2003	63	Rental Residential	$51,000
			11/6/2002		11/21/2002		9/25/2003			
910-912 N. Sixth	Baton Rouge	Spanish Town	1/14/2003	26	1/4/2003	59	7/22/2003	70	Rental Residential	$51,000
			2/10/2003		3/3/2003		10/2/2003			
7620-7622 Plum	New Orleans	Carrollton	9/28/2001	19	9/28/2001	72	2/4/2003	53	Rental Residential	$128,443
			10/17/2001		12/10/2001		3/27/2003			
1039-1041 Royal	New Orleans	Vieux Carre	3/23/2001	114	3/23/2001	116	5/20/2003	179	Rental Residential	$1,090,720
			7/17/2001		7/19/2001		11/19/2003			
1041 Royal	New Orleans	Vieux Carre	3/23/2001	114	3/23/2001	678			Rental Residential	$1,090,720
			7/17/2001		2/11/2003		11/19/2003			
1720-1720 1/2 Second	New Orleans	Central City	6/5/2002	64	6/5/2002	83			Rental Residential	$84,630
			8/9/2002		8/28/2002		3/3/2003			

1423 St. Claude A	New Orleans	Esplanade Ridge	9/13/2001	54	9/13/2001	55	9/22/2002	133	Rental Residential	$80,000
			11/7/2001		11/8/2001		2/5/2003			
1423 St. Claude B	New Orleans	Esplanade Ridge	9/13/2001	54	9/13/2001	55	10/22/2002	103	Rental Residential	$80,000
			11/7/2001		11/8/2001		2/5/2003			
322 St. Joseph	Baton Rouge	Beauregard Town	7/6/2000	40	7/6/2000	96	2/11/2003	198	Rental Residential	$30,000
			8/16/2000		10/12/2000		8/29/2003			
1029 Toledano	New Orleans	Garden District	3/5/2002	14	6/24/2002	32	2/20/2003	71	Rental Residential	$16,195
			3/19/2002		7/26/2002		5/1/2003			
817 St. Phillip	New Orleans	Vieux Carre			6/28/2000		4/1/2003	59	Rental Residential	$1,700,000
							5/30/2003			
713 Camp	New Orleans	Upper CBD	9/4/2001	27	9/4/2001	205	3/28/2003	26	Commercial Residential	$2,094,094
			10/1/2001		3/29/2002		4/24/2003			
840 Conti	New Orleans	Vieux Carre	9/6/2000	112	9/25/2000	147	2/20/2003	47	Commercial Residential	$1,395,000
			12/28/2000		2/22/2001		4/7/2003			
1232 Decatur	New Orleans	Vieux Carre	8/13/2001	35	10/12/2001	23	12/31/2002	42	Commercial Residential	$454,135
			9/18/2001		11/5/2001		2/12/2003			
114 N. Cypress	Hammond	Hammond	1/14/2002	30	1/24/2002	26	8/27/2003	28	Commercial Residential	$202,026
			2/14/2002		2/20/2002		9/25/2003			
709 Tchoupitoulas	New Orleans	Upper CBD	2/15/1995		10/30/1997	47	6/26/2003	33	Commercial Residential	$1,100,313
					12/17/1997		7/29/2003			
1300 Canal	New Orleans	Lower CBD	5/8/1998		5/22/1998	328	8/22/2002	350	Hotel	$6,300,000
					4/20/1999		8/12/2003			
739 Canal	New Orleans	Vieux Carre	10/19/2001	159	10/19/2001	171	3/6/2003	67	Hotel	$1,400,000
			3/28/2002		4/10/2002		5/13/2003			
219-221 Carondelet	New Orleans	CBD	8/28/2000	48	8/28/2000	582	1/24/2003	109	Hotel	$6,448,122
			10/16/2000		4/10/2002		5/13/2003			

233 Carondelet	New Orleans	CBD	8/28/2000	48	8/28/2000	164	1/24/2003	109	Hotel	$14,550,526
			10/16/2000		2/12/2001		5/13/2003			
415 Lafayette	New Orleans	Lower CBD	10/28/1999	89	3/2/2000	178	12/5/2002	123	Hotel	$2,279,047
			1/27/2000		8/30/2000		4/8/2003			
200 Magnolia	Bunkie	Individual	N/A		1/29/2001	102	2/1/2002	416	Hotel	$1,025,000
			N/A		5/11/2001		3/27/2003			
341 Baronne	New Orleans	Upper CBD	8/19/2002	35	8/19/2002	106	5/2/2003	30	Commercial	$264,863
			9/24/2002		12/5/2002		6/2/2003			
423-427 Bourbon	New Orleans	Vieux Carre	2/27/2002	71	4/3/2002	36	5/22/2003	66	Commercial	$2,716,856
			5/8/2002		5/9/2002		7/28/2003			
717 Camp	New Orleans	Upper CBD	1/15/1999	102	2/12/1999	294	2/6/2003	277	Commercial	$1,077,256
			4/27/1999		12/6/1999		11/13/2003			
4036-4040 Canal	New Orleans	Mid City	12/11/2000	29	11/13/2001	92	11/13/2002	53	Commercial	$313,508
			1/10/2001		2/15/2002		1/6/2003			
2003-2005 Carondelet	New Orleans	Central City	8/18/1998	110	8/18/1998	110	7/16/2003	20	Commercial	$816,833
			12/8/1998		12/8/1998		8/6/2003			
2438-2440 Chartres	New Orleans	Faubourg Marigny	8/4/1997	83	8/4/1997	99	4/16/2003	56	Commercial	$172,000
			10/27/1997		11/13/1997		6/12/2003			
900 Frenchmen	New Orleans	Faubourg Marigny	1/6/2003	34	3/14/2003	32	4/2/2003	14	Commercial	$153,000
			2/10/2003		4/16/2003		4/16/2003			
5600 Magazine	New Orleans	Uptown			6/11/2001		4/3/2003	27	Commercial	$7,075,000
							4/30/2003			
6101 Magazine	New Orleans	Uptown	5/14/2002	8	5/14/2002	19	2/24/2003	33	Commercial	$174,857
			5/22/2002		6/3/2002		3/27/2003			
618 Main	Baton Rouge	Main Street	1/26/2001	115	1/26/2001	125	12/19/2002	131	Commercial	$1,979,757
			5/21/2001		5/31/2001		4/30/2003			

210 W. Thomas	Hammond	Hammond	9/27/2001 12/19/2001	82	9/27/2001 12/19/2001	82	12/16/2002 1/17/2003	31	Commercial	$569,244
38 PROJECTS	31 NOLA								TOTAL COSTS:	$57,762,707

2004										
ADDRESS	CITY	HISTORIC DISTRICT	P1 SUBMITTED	# OF DAYS	P2 SUBMITTED	# OF DAYS	P3 SUBMITTED	# OF DAYS	END USE	TOTAL COSTS
			P1 APPROVED		P2 APPROVED		P3 APPROVED			
3219-3221 Bienville	New Orleans	Mid-City	10/9/2003	70	10/9/2003	88	8/25/2004	21	Rental Residential	$44,000
			12/19/2003		1/7/2004		9/16/2004			
1811 Carondelet	New Orleans	Central City	8/2/2002	44	8/20/2002	51	8/1/2003	202	Rental Residential	$212,000
			9/16/2002		10/11/2002		2/23/2004			
1234-1236 Carondelet	New Orleans	Central City	11/13/2002	36	1/17/2003	25	4/7/2004	26	Rental Residential	$194,000
			12/19/2002		2/12/2003		5/3/2004			
1815-1817 Carondelet	New Orleans	Central City	7/31/2002	46	7/31/2002	71	1/30/2004	52	Rental Residential	$285,000
			9/16/2002		10/11/2002		3/22/2004			
4731-4733 Dauphine	New Orleans	Holy Cross	3/8/1999	98	3/8/1999	1393	1/6/2004	269	Rental Residential	$68,350
			6/16/1999		1/21/2003		10/5/2004			
3048-3052 Grand Route St. John	New Orleans	Esplanade Ridge	6/15/2001	46	6/15/2001	59	9/27/2004	28	Rental Residential	$83,734
			7/31/2001		8/14/2001		10/25/2004			
1455-1457 N. Derbigny	New Orleans	Esplanade Ridge	11/14/2003	35	12/16/2003	15	4/14/2004	19	Rental Residential	$67,000
			12/19/2003		12/31/2003		5/3/2004			
916-922 N. Dorgenois	New Orleans	Esplanade Ridge	9/6/2002	58	9/6/2002	150	5/19/2004	117	Rental Residential	$302,000
			11/4/2002		2/6/2003		9/16/2004			
1461-1463 N. Johnson	New Orleans	Esplanade Ridge	7/31/2002	9	3/3/2003	145	4/20/2004	70	Rental Residential	$94,000
			8/9/2002		7/28/2003		6/30/2004			
917-919 N. Tonti	New Orleans	Esplanade Ridge	6/10/2004	95	6/10/2004	95	11/30/2004	14	Rental Residential	$80,000
			9/15/2004		9/15/2004		12/14/2004			
834 Orleans	New Orleans	Vieux Carre	3/16/2000	86	7/18/2000	108	9/30/2004	54	Rental Residential	$363,849
			6/12/2000		11/6/2000		11/24/2004			

1323-1325 S. Rampart	New Orleans	Central City	4/10/2003	21	4/10/2003	52	4/22/2004	45	Rental Residential	$123,000
			5/1/2003		6/2/2003		6/7/2004			
145 St. Joseph	Baton Rouge	Beauregard Town	9/18/2000	279	9/18/2000	321	3/8/2004	7	Rental Residential	$112,000
			6/27/2001		8/9/2001		3/15/2004			
1111 St. Mary	New Orleans	Lower Garden	6/18/2002	54	7/31/2002	28	4/20/2004	79	Rental Residential	$200,000
			8/12/2002		8/28/2002		7/9/2004			
500 Valence	New Orleans	Uptown	8/5/1998	197	8/5/1998	197	7/29/2004	86	Rental Residential	$270,990
			2/22/1999		2/22/1999		10/25/2004			
2403 Camp	New Orleans	Garden District	2/10/2003	66	2/10/2003	133	2/9/2004	63	Apartments	$366,400
			4/16/2003		6/23/2003		4/12/2004			
1926-1934 Canal	New Orleans	Mid-City	12/30/1997	76	12/30/1997	155	3/11/2004	33	Commercial Residential	$167,000
			3/16/1998		6/5/1998		4/14/2004			
1200 Carondelet	New Orleans	Central City	10/5/2001	21	10/5/2001	390	2/9/2004	22	Commercial Residential	$308,000
			10/26/2001		11/5/2002		3/1/2004			
2406-2408 Chartres	New Orleans	Faubourg Marigny	6/28/1999	57	6/28/1999	684	7/7/2004	47	Commercial Residential	$234,108
			8/25/1999		5/22/2001		8/24/2004			
2700-2702 Chartres	New Orleans	Faubourg Marigny	7/10/2003	40	10/8/2003	96	10/12/2004	34	Commercial Residential	$400,000
			8/20/2003		1/14/2004		11/16/2004			
323 Chartres	New Orleans	Vieux Carre	7/22/2002	84	7/22/2002	131	7/26/2004	35	Commercial Residential	$1,642,000
			10/16/2002		12/3/2002		8/31/2004			
1130-1132 Decatur	New Orleans	Vieux Carre	6/27/2001	42	6/5/2002	82	11/17/2003	90	Commercial Residential	$870,000
			8/9/2001		8/27/2002		2/17/2004			
1825 Magazine	New Orleans	Lower Garden	12/9/2002	61	12/9/2002	129	1/30/2004	19	Commercial Residential	$650,000
			2/10/2003		4/18/2003		2/19/2004			
920 Tchoupitoulas	New Orleans	Upper CBD	4/21/2003		4/21/2003	91	5/19/2004	118	Commercial Residential	$492,498
					7/22/2003		9/17/2004			

926 Toulouse	New Orleans	Vieux Carre	10/1/2003	32	10/29/2003	14	7/30/2004	24	Commercial Residential	$254,920
			11/3/2003		11/13/2003		8/24/2004			
1113 St. Mary	New Orleans	Lower Garden	6/24/2002	42	7/15/2002	21	7/19/2004	36	Commercial Residential	$392,489
			8/6/2002		8/6/2002		8/25/2004			
711-715 Canal	New Orleans	Vieux Carre	2/3/1998	44	2/3/1998	1867	3/6/2003	598	Hotel	$4,250,000
			3/17/1998		4/10/2003		11/4/2004			
717-719 Canal	New Orleans	Vieux Carre	2/3/1998	44	10/5/2000		3/6/2003	598	Hotel	$4,250,000
			3/17/1998				11/4/2004			
721-725 Canal	New Orleans	Vieux Carre	2/3/1998	44	10/5/2000		3/6/2003	598	Hotel	$4,250,000
			3/17/1998				11/4/2004			
727-729 Canal	New Orleans	Vieux Carre	2/3/1998	1036	10/5/2000		3/6/2003	598	Hotel	$4,250,000
			12/19/2000				11/4/2004			
114 Magazine	New Orleans	CBD	1/20/1999	19	11/30/1998	1519	5/14/2004	33	Hotel	$10,200,000
			2/9/1999		2/19/2003		6/17/2004			
224-232 Royal	New Orleans	Vieux Carre	7/17/2002	39	10/25/2002	173	6/22/2004	20	Hotel	$10,707,736
			8/26/2002		4/18/2003		7/12/2004			
700 Tchoupitoulas	New Orleans	CBD	5/8/1998	61	5/8/1998	2327	11/26/2003	139	Hotel	$28,400,000
			7/9/1998		10/25/2004		4/15/2004			
609-615 Chartres	New Orleans	Vieux Carre	1/15/2002	64	1/15/2002	156	10/6/2004	43	Commercial	$861,138
			3/19/2002		6/21/2002		11/19/2004			
1813 Magazine	New Orleans	Lower Garden	5/12/2003	112	5/12/2003	140	10/8/2003	165	Commercial	$45,000
			9/4/2003		10/2/2003		3/23/2004			
1823 Magazine	New Orleans	Lower Garden	12/9/2002	61	1/24/2003	84	1/30/2004	19	Commercial	$650,000
			2/10/2003		4/18/2003		2/19/2004			

500 Main	Baton Rouge	Main Street	12/19/2002	51	12/19/2002		6/21/2004	28	Commercial	$1,256,541
			2/10/2003				7/19/2004			
305 N. Main	Marksville	Marksville	6/26/2003	40	6/26/2003	66	11/25/2003	42	Commercial	$151,945
			8/6/2003		9/2/2003		1/7/2004			
1614 Oretha Castle Haley	New Orleans	Central City	11/16/2002	33	1/22/2003	65	12/5/2003	87	Commercial	$675,725
			12/19/2002		3/27/2003		3/2/2004			
401 Poydras	New Orleans	Lower CBD	11/6/2002	118	2/24/2003	45	4/28/2004	178	Commercial	$673,715
			3/4/2003		4/9/2003		10/26/2004			
211 Railroad	Donaldsonville	Donaldsonville	12/21/1999	111	12/29/1999		5/8/2001	1042	Commercial	$350,000
			4/12/2000				3/30/2004			
Box 82, Route 2	Waterproof	Individually Listed	N/A		7/23/2001	201	11/5/2003	86	Commercial	$98,500
			N/A		2/14/2002		1/31/2004			
1004-1006 Royal	New Orleans	Vieux Carre	4/19/2002	67	4/19/2002	67	7/1/2004	22	Commercial	$1,226,600
			6/26/2002		6/26/2002		7/23/2004			
4724-4726 S. Carrollton	New Orleans	Mid-City	12/11/2000	29	10/17/2002	63	11/17/2003	232	Commercial	$147,900
			1/10/2001		12/20/2002		7/9/2004			
870 Tchoupitoulas	New Orleans	CBD	2/19/2001	59	9/14/2001	191	7/22/2004	53	Commercial	$514,987
			4/18/2001		3/25/2002		9/15/2004			
45 PROJECTS	40 NOLA								TOTAL COSTS:	$81,237,125

2005										
ADDRESS	CITY	HISTORIC DISTRICT	P1 SUBMITTED	# OF DAYS	P2 SUBMITTED	# OF DAYS	P3 SUBMITTED	# OF DAYS	END USE	TOTAL COSTS
			P1 APPROVED		P2 APPROVED		P3 APPROVED			
1025, 1025A Leontine	New Orleans	Uptown	4/7/2004	22	4/7/2004		1/11/2005	44	Rental Residential	$191,560
			4/29/2004				2/25/2005			
1231 Marais	New Orleans	Esplanade Ridge	7/23/2002	53	7/23/2002	105	8/12/2003	524	Rental Residential	$256,400
			9/16/2002		11/8/2002		1/26/2005			
5809 St. Charles	New Orleans	Uptown	8/14/2002	32	3/5/2003	61	1/10/2005	43	Rental Residential	$3,649,303
			9/16/2002		5/6/2003		2/23/2005			
917-925 Toulouse	New Orleans	Vieux Carre	2/25/2002	24	3/14/2002	15	10/25/2004	96	Rental Residential	$1,439,262
			3/19/2002		3/29/2002		1/31/2005			
725 Iberville	New Orleans	Vieux Carre	7/10/2002	29	7/10/2002		9/30/2004	212	Commercial Residential	$3,885,698
			8/9/2002				5/2/2005			
1821 Magazine	New Orleans	Lower Garden	6/24/2003	20	8/4/2003	56	1/3/2005	28	Commercial Residential	$663,093
			7/14/2003		9/30/2003		2/1/2005			
5235-5237 Magazine	New Orleans	Uptown	12/10/2002	75	4/29/2003	75	2/17/2005	23	Commercial Residential	$464,000
			2/25/2003		7/14/2003		3/10/2005			
1423 St. Claude "C"	New Orleans	Esplanade Ridge	9/13/2001	54	9/13/2001	55	10/24/2002	800	Commercial Residential	$140,000
			11/7/2001		11/8/2001		1/14/2005			
536 Washington	New Orleans	Irish Channel	7/29/2003	21	2/6/2004		2/14/2005	50	Commercial Residential	$572,000
			8/20/2003				4/4/2005			
534-536 Bienville	New Orleans	Vieux Carre	1/9/1995	58	8/3/1998	1464	12/22/2004	54	Commercial Residential	$776,661
			3/7/1995		8/27/2002		2/16/2005			
504 Esplanade	New Orleans	Esplanade Ridge	4/22/2005	20	4/22/2005	24	12/8/2005	21	Commercial Residential	$600,000
			5/12/2005		5/16/2005		12/29/2005			

911 Burgundy	New Orleans	Vieux Carre	4/5/2004	24	3/26/2004		4/13/2005	68	Hotel	$550,000
			4/29/2004				6/21/2005			
313-315 Magazine	New Orleans	Lower CBD	6/26/2003	18	8/14/2003		10/28/2005	37	Hotel	$13,701,362
			7/14/2003				12/5/2005			
323 Magazine	New Orleans	Lower CBD	6/26/2003	73	8/14/2003		10/28/2005	37	Hotel	$0
			9/9/2003				12/5/2005			
523 Natchez	New Orleans	Lower CBD	8/1/2003	38	8/14/2003		10/28/2005	37	Hotel	$13,701,368
			9/9/2003				12/5/2005			
324 Picayune Place	New Orleans	Lower CBD	6/26/2003	18			10/28/2005	37	Hotel	$0
			7/14/2003				12/5/2005			
326 Picayune Place	New Orleans	Lower CBD	8/1/2003	38	8/14/2003		10/28/2005	37	Hotel	$0
			9/9/2003				12/5/2005			
328 Picayune Place	New Orleans	Lower CBD	8/1/2003	38	8/14/2003		10/28/2005	37	Hotel	$0
			9/9/2003				12/5/2005			
3636 St. Charles Avenue	New Orleans	Uptown	11/13/2003	73			3/18/2005	46	Hotel	$1,357,900
			1/26/2004				5/4/2005			
824 Baronne	New Orleans	Upper CBD	5/12/2003	55	5/12/2003	57	8/9/2005	124	Commercial	$705,000
			7/7/2003		7/9/2003		12/13/2005			
4024 Canal	New Orleans	Mid City	12/11/2000	49	12/16/2004		12/16/2004	60	Commercial	$182,015
			1/30/2001				2/16/2005			
1519 Carondelet	New Orleans	Central City	10/22/2004	39	12/3/2004	158	7/5/2005	49	Commercial	$1,100,000
			12/1/2004		5/11/2005		8/24/2005			
900 City Park	New Orleans	Individual	N/A		10/21/2003	19	1/6/2005	56	Commercial	$2,875,000
			N/A		11/10/2003		3/2/2005			
2800 Magazine	New Orleans	Garden District	8/9/2004	48	8/9/2004		4/1/2005	60	Commercial	$950,000
			9/27/2004				5/31/2005			

4238 Magazine	New Orleans	Uptown	10/20/2003	83	10/20/2003	83	4/13/2004	361	Commercial	$727,000
			1/13/2004		1/13/2004		4/14/2005			
201 Milam	Shreveport	Downtown	9/23/2002	86	9/23/2002	83	1/14/2005	23	Commercial	$106,188
			12/19/2002		12/16/2002		2/7/2005			
203 Milam	Shreveport	Downtown	3/17/2003	57	3/17/2003	57	1/14/2005	23	Commercial	$108,840
			5/14/2003		5/14/2003		2/7/2005			
205 Milam	Shreveport	Downtown	7/8/2003	43	7/8/2003	54	1/14/2005	23	Commercial	$62,921
			8/21/2003		9/2/2003		2/7/2005			
207 Milam	Shreveport	Downtown	7/8/2003	43	7/8/2003	54	1/14/2005	23	Commercial	$82,402
			8/21/2003		9/2/2003		2/7/2005			
209 Milam	Shreveport	Downtown	7/8/2003	43	7/8/2003	54	1/14/2005	23	Commercial	$74,488
			8/21/2003		9/2/2003		2/7/2005			
2800 St. Charles Avenue	New Orleans	Garden District	6/24/2002	538	6/24/2003		5/10/2005	44	Commercial	$489,320
			12/22/2003				6/24/2005			
4431 Tchoupitoulas	New Orleans	Upper CBD	11/7/2003	62	2/3/2005		2/9/2005	112	Commercial	$305,687
			1/9/2004				6/1/2005			
924 Third	Alexandria	Individual	N/A		1/20/2004	56	11/17/2005	26	Commercial	$1,405,686
			N/A		3/16/2004		12/13/2005			
309 Washington	Marksville	Marksville	10/9/2003	66	6/5/2004		4/1/2005	75	Commercial	$400,000
			12/15/2003				6/16/2005			
3620 Canal	New Orleans	Mid City	6/28/2000	48	11/15/2000	89	5/25/2005	35	Bed & Breakfast	$400,000
			8/16/2000		2/14/2001		6/30/2005			
3804 Royal	New Orleans	Bywater	11/20/2003	47	11/20/2003		1/3/2005	28		$75,000
			1/7/2004				2/1/2005			
36 PROJECTS	29 NOLA								TOTAL COSTS:	$51,998,154

2006										
ADDRESS	CITY	HISTORIC DISTRICT	P1 SUBMITTED	# OF DAYS	P2 SUBMITTED	# OF DAYS	P3 SUBMITTED	# OF DAYS	END USE	TOTAL COSTS
			P1 APPROVED		P2 APPROVED		P3 APPROVED			
1443-1447 Annunciation	New Orleans	Lower Garden	3/15/2000	87	5/4/2000	56	5/17/2006	43	Rental Residential	$250,000
			6/12/2000		6/30/2000		6/30/2006			
1517-1519 Burdette	New Orleans	Carrollton	2/14/2006	9	2/14/2006	50	7/24/2006	78	Rental Residential	$87,910
			2/23/2006		4/4/2006		10/12/2006			
*626-628 Burgundy	New Orleans	Vieux Carre	5/17/2006	14	5/17/2006	40	9/12/2006	51	Rental Residential	$335,000
			6/1/2006		6/27/2006		11/3/2006			
*4701-4703 Coliseum	New Orleans	Uptown	1/3/2006	34	1/3/2006	67	4/21/2006	17	Rental Residential	$71,154
			2/7/2006		3/10/2006		5/8/2006			
*4705-4707 Coliseum	New Orleans	Uptown	1/3/2006	34	1/3/2006	67	4/21/2006	17	Rental Residential	$71,154
			2/7/2006		3/10/2006		5/8/2006			
*4709-4711 Coliseum	New Orleans	Uptown	1/3/2006	34	1/3/2006	67	4/21/2006	17	Rental Residential	$74,778
			2/7/2006		3/10/2006		5/8/2006			
*4713-4715 Coliseum	New Orleans	Uptown	1/3/2006	34	1/3/2006	67	4/21/2006	17	Rental Residential	$71,154
			2/7/2006		3/10/2006		5/8/2006			
331-333 Elmira	New Orleans	Algiers Point	8/26/2002	28	7/8/2003		8/11/2003	962	Rental Residential	$126,800
			9/24/2002				4/13/2006			
1227 Governor Nichols	New Orleans	Esplanade Ridge	8/30/2004	22	10/14/2004	40	2/13/2006	25	Rental Residential	$350,000
			9/22/2004		11/24/2004		3/8/2006			
925 Common	New Orleans	Individual	N/A		3/26/2003	116	11/2/2006	43	Apartments	$18,600,000
			N/A		7/22/2003		12/15/2006			
1834 Oretha Castle Haley	New Orleans	Central City	6/6/2003	38	3/15/2004	465	7/19/2006	77	Apartments	$532,540
			7/14/2003		6/30/2005		10/6/2006			

1836 Oretha Castle Haley	New Orleans	Central City	6/6/2003	38	3/15/2004	465	7/19/2006	77	Apartments	$532,540
			7/14/2003		6/30/2005		10/6/2006			
1840-1844 Oretha Castle Haley	New Orleans	Central City	6/6/2003	38	3/15/2004	465	7/19/2006	77	Apartments	$1,065,080
			7/14/2003		6/30/2005		10/6/2006			
822 Chartres	New Orleans	Vieux Carre	12/19/2003	46	12/19/2003	247	11/14/2005	79	Commercial Residential	$875,000
			2/5/2004		8/26/2004		2/3/2006			
231 Dauphine	New Orleans	Vieux Carre	8/13/2001	51	8/13/2001		1/12/2006	109	Commercial Residential	$656,295
			10/4/2001				5/1/2006			
237-241 Dauphine	New Orleans	Vieux Carre	8/13/2001	51	8/13/2001		1/12/2006	109	Commercial Residential	$1,827,319
			10/4/2001				5/1/2006			
4807 Magazine	New Orleans	Uptown	4/7/2004	41	4/7/2004		7/10/2006	92	Commercial Residential	$140,000
			5/18/2004				10/12/2006			
1824-1832 Oretha Castle Haley	New Orleans	Central City			3/15/2004	790	7/19/2006	62	Commercial Residential	$4,563,924
					5/25/2006		9/21/2006			
517 Soraparu	New Orleans	Irish Channel	8/7/2001	57	2/2/2004	549	11/17/2006	24	Commercial Residential	$4,267,739
			10/4/2001		8/11/2005		12/11/2006			
831 St. Peter	New Orleans	Vieux Carre	8/21/1998	58	2/4/1999	647	10/12/2005	91	Commercial Residential	$735,000
			10/19/1998		11/21/2000		1/13/2006			
310 Andrew Higgins Drive	New Orleans	Upper CBD	5/5/2003	10	6/2/2003	59	3/14/2006	49	Hotel	$2,600,000
			5/15/2003		7/31/2003		5/3/2006			
201 Lafayette	Baton Rouge	Individual	N/A		7/28/2004		10/16/2006	17	Hotel	$52,490,038
			N/A				11/3/2006			
224-232 Royal	New Orleans	Vieux Carre	7/17/2002	39	10/25/2002				Hotel	$10,707,736
			8/26/2002				5/10/2006			
10068 Bayou des Glaises	Moreauville	Individual	N/A		10/14/2003	76	4/17/2006	252	Commercial	$450,000
			N/A		12/30/2003		12/29/2006			

1235-1239 Carondelet	New Orleans	Central City	12/23/2003	97	9/14/2004	47	8/10/2005	145	Commercial	$92,021
			3/30/2004		11/1/2004		1/5/2006			
821 Gravier (210 Baronne)	New Orleans	Lower CBD			7/12/2002	209	4/29/2005	280	Commercial	$27,585,000
			1/16/2001		2/11/2003		2/9/2006			
71667 Leveson	Abita Springs	Abita Springs	5/23/2003	45	5/23/2003	65	12/30/2005	25	Commercial	$200,000
			7/8/2003		7/28/2003		1/25/2006			
610 Napoleon	Baton Rouge	Beauregard	10/21/2004	17	12/6/2004	77	8/10/2006	28	Commercial	$110,000
			11/8/2004		2/23/2005		9/8/2006			
1119 Tchoupitoulas	New Orleans	Upper CBD	11/12/2004	47	11/12/2004		8/30/2006	110	Commercial	$375,000
			12/29/2004				12/20/2006			
358 Third	Baton Rouge	Individual	N/A		7/2/1999	2212	6/13/2005	480	Commercial	$2,168,730
			N/A		8/24/2005		10/13/2006			
517 Dumaine	New Orleans	Vieux Carre	10/14/2001	58	3/7/2002	86	1/4/2006	47	Bed & Breakfast	$3,400,000
			12/12/2001		6/3/2002		2/21/2006			
2039-2041 Prytania	New Orleans	Garden District	1/19/2005	14	1/25/2005	87	4/26/2006	21	Bed & Breakfast	$2,020,800
			2/3/2005		4/22/2005		5/17/2006			
32 PROJECTS	27 NOLA								TOTAL COSTS:	$137,432,712

2007										
ADDRESS	CITY	HISTORIC DISTRICT	P1 SUBMITTED P1 APPROVED	# OF DAYS	P2 SUBMITTED P2 APPROVED	# OF DAYS	P3 SUBMITTED P3 APPROVED	# OF DAYS	END USE	TOTAL COSTS
*904-906 Dumaine	New Orleans	Vieux Carre	9/6/2006 9/26/2006	20	12/4/2006 1/29/2007	55	11/14/2007 12/17/2007	33	Rental Residential	$754,150
708 Marigny	New Orleans	Faubourg Marigny	10/18/2006 12/19/2006	61	10/18/2006 12/19/2006	61	5/2/2007 12/11/2007	219	Rental Residential	$70,000
519 Nashville	New Orleans	Uptown	12/22/2006 2/27/2007	65	12/22/2006 3/27/2007	95	11/8/2007 11/26/2007	18	Rental Residential	$125,132
*3500-3502 Octavia	New Orleans	Broadmoor	4/17/2006 6/1/2006	44	4/17/2006 6/1/2006	44	12/11/2006 1/23/2007	42	Rental Residential	$175,000
3609 Royal	New Orleans	Bywater	8/9/2005 9/20/2005	41	8/9/2005 12/27/2005	138	9/24/2007 11/6/2007	42	Rental Residential	$108,846
*4536-4538 S. Robertson	New Orleans	Uptown	5/1/2006 5/16/2006	15	6/6/2006 7/20/2006	44	5/9/2007 12/19/2007	220	Rental Residential	$57,000
116 South Cypress	Hammond	Hammond	6/7/2006 7/11/2006	34	6/7/2006 7/20/2006	43	6/29/2007 10/22/2007	113	Rental Residential	$1,260,000
1305-1307 St. Anthony	New Orleans	New Marigny	7/26/2005 8/17/2005	21	7/26/2005 8/30/2005	34	10/9/2007 12/11/2007	62	Rental Residential	$63,070
500-502 Washington	New Orleans	Irish Channel	11/15/2004 12/9/2004	24	12/23/2004 2/25/2005	62	2/9/2007 3/22/2007	43	Rental Residential	$160,629
521-523 Baronne	New Orleans	Upper CBD	5/22/2001 7/9/2001	47	5/22/2001 5/11/2005	1429	6/6/2006 1/8/2007	212	Apartments	$3,474,570
525-531 Baronne	New Orleans	Upper CBD	5/22/2001 7/9/2001	47	5/16/2004 7/1/2004	45	6/5/2006 1/8/2007	212	Apartments	$4,632,761

535-547 Baronne	New Orleans	Upper CBD	5/22/2001	60	5/22/2001	154	9/19/2006	109	Apartments	$8,897,557
			7/22/2001		10/26/2001		1/8/2007			
2734 Burgundy	New Orleans	Faubourg Marigny	9/28/2004	103	9/28/2004	163			Apartments	$284,100
			1/11/2005		3/11/2005		11/26/2007			
329-331 Baronne	New Orleans	Lower CBD	3/2/2005	63	3/2/2005	69	11/21/2006	121	Commercial Residential	$1,200,000
			5/5/2005		5/11/2005		3/22/2007			
333-335 Baronne	New Orleans	Lower CBD	3/2/2005	63	3/2/2005	69	11/21/2006	121	Commercial Residential	$1,000,000
			5/5/2005		5/11/2005		3/22/2007			
3317 Chartres	New Orleans	Bywater	4/24/2003	20	6/18/2004	255	4/26/2007	28	Commercial Residential	$731,800
			5/14/2003		3/3/2005		5/24/2007			
4701-4711 Freret	New Orleans	Uptown	7/21/2004	39	7/21/2004	337	12/18/2006	48	Commercial Residential	$223,177
			8/30/2004		6/28/2005		2/6/2007			
4713-4725 Freret	New Orleans	Uptown	7/21/2004	39	7/21/2004	337	12/18/2006	48	Commercial Residential	$272,772
			8/30/2004		6/28/2005		2/6/2007			
1815 Magazine	New Orleans	Lower Garden	6/6/2003	31	6/29/2004		3/6/2006	318	Commercial Residential	$600,000
			7/7/2003				1/24/2007			
700 Ryan	Lake Charles	Individual	N/A		11/14/2003		7/25/2007	124	Commercial Residential	$4,500,000
			N/A				11/29/2007			
130 Desiard	Monroe	Downtown Monroe	9/2/2003	55	5/11/2004	731	5/30/2007	96	Commercial	$1,263,650
			10/27/2003		5/22/2006		9/6/2007			
434 E. Lockwood	Covington	St. John	8/24/2005	33	12/20/2005	46	10/10/2007	50	Commercial	$247,880
			9/27/2005		2/6/2006		11/30/2007			
410 Iberville	Donaldsonville	Donaldsonville	11/16/2005	35	11/16/2005	70	12/8/2006	38	Commercial	$165,000
			12/21/2005		1/26/2006		1/16/2007			
229 Milam	Shreveport	Downtown	5/17/2001	13	5/3/2002	102	12/20/2006	29	Commercial	$3,305,000
			5/30/2001		8/15/2002		1/19/2007			

100 North Main	Marksville	Marksville	3/4/2005	59	3/4/2005	59	9/6/2007	59	Commercial	$200,000
			5/3/2005		5/3/2005		11/5/2007			
2114-2116 Chartres	New Orleans	Faubourg Marigny	12/5/2002	14	12/5/2002		3/22/2007	244	Bed & Breakfast	$121,592
			12/19/2002				11/26/2007			
26 PROJECTS	19 NOLA								TOTAL COSTS:	$33,893,686

2008										
ADDRESS	CITY	HISTORIC DISTRICT	P1 SUBMITTED P1 APPROVED	# OF DAYS	P2 SUBMITTED P2 APPROVED	# OF DAYS	P3 SUBMITTED P3 APPROVED	# OF DAYS	END USE	TOTAL COSTS
*2115-2117 Audubon	New Orleans	Uptown	4/18/2008 5/20/2008	32	4/18/2008 6/9/2008	51	10/17/2008 11/18/2008	31	Rental Residential	$200,000
341 Friscoville	Arabi	Friscoville Street	10/25/2007 1/2/2008	67	3/5/2008 5/20/2008	75	11/7/2008 12/30/2008	53	Rental Residential	$180,000
*801-803 Greenwood	New Orleans	South Lakeview	9/18/2006 10/4/2006	16	9/18/2006 10/12/2006	24	2/8/2008 4/22/2008	74	Rental Residential	$100,000
642 N. Rampart	New Orleans	Vieux Carre	2/11/2004 3/22/2004	41	2/11/2004 4/1/2004	50	10/16/2007 2/26/2008	130	Rental Residential	$446,914
830 Poland	New Orleans	Bywater	10/10/2007 11/9/2007	29	10/10/2007 11/9/2007	29	11/18/2008 12/30/2008	42	Rental Residential	$133,500
918-920 Second	New Orleans	Irish Channel	2/14/2006 2/23/2006	9	3/10/2006 4/5/2006	25	11/29/2007 1/4/2008	35	Rental Residential	$224,770
*1003 Spain	New Orleans	Marigny	2/10/2003 2/27/2003	17	3/29/2006 5/23/2006	54	10/29/2007 3/18/2008	139	Rental Residential	$853,841
*3106-3108 Upperline	New Orleans	Broadmoor	8/9/2006 9/12/2006	33	8/9/2006 10/5/2006	56	2/12/2008 3/11/2008	29	Rental Residential	$300,000
2425 Louisiana	New Orleans	Individual	N/A N/A		10/6/2006 11/16/2006	40	9/16/2008 12/15/2008	89	Rental Residential	$12,099,148
601 St. Mary	New Orleans	Lower Garden	4/5/2001 5/2/2001	27	7/18/2006 12/12/2006	144	9/16/2008 11/18/2008	62	Rental Residential	$903,835
1801 St. Thomas	New Orleans	Lower Garden	4/5/2001 5/2/2001	27	6/27/2006 12/12/2006	165	9/16/2008 11/18/2008	62	Rental Residential	$2,581,502

1815 St. Thomas	New Orleans	Lower Garden	4/5/2001	27	7/18/2006	144	9/16/2008	62	Rental Residential	$1,727,192
			5/2/2001		12/12/2006		11/18/2008			
1823 St. Thomas	New Orleans	Lower Garden	4/5/2001	27	6/27/2006	165	9/16/2008	62	Rental Residential	$2,581,502
			5/2/2001		12/12/2006		11/18/2008			
600 Felicity	New Orleans	Lower Garden	4/5/2001	27	6/27/2006	165	9/16/2008	62	Rental Residential	$903,835
			5/2/2001		12/12/2006		11/18/2008			
1006-1010 Governor Nicholls	New Orleans	Vieux Carre	8/22/2003	33	4/20/2004	58	2/14/2008	33	Apartments	$424,119
			9/25/2003		6/18/2004		3/17/2008			
930-932 Jackson	New Orleans	Lower Garden	7/19/2004	41	8/18/2004		2/2/2008	238	Apartments	$302,073
			8/30/2004				9/30/2008			
1213 St. Mary	New Orleans	Lower Garden	7/26/2004	22	7/26/2004	51	5/18/2007	278	Apartments	$437,619
			8/18/2004		9/17/2004		2/26/2008			
1201 Canal	New Orleans	Lower CBD	4/28/2006	18	6/5/2006	127	9/18/2008	63	Commercial Residential	$35,200,000
			5/16/2006		10/12/2006		11/21/2008			
119 Concord	Abbeville	Abbeville	3/8/2005	20	9/28/2007		9/28/2007	268	Commercial Residential	$225,000
			3/28/2005				6/26/2008			
102 East North Street	Leesville	Individual	N/A		8/31/2001	325	10/12/2007	123	Commercial Residential	$160,000
			N/A		7/25/2002		2/15/2008			
519 Iberville	New Orleans	Vieux Carre	2/14/2007	21	3/8/2007	97	6/3/2008	43	Commercial Residential	$0
			3/5/2007		6/15/2007		7/16/2008			
523 Iberville	New Orleans	Vieux Carre	2/14/2007	21	3/8/2007	97	6/3/2008	43	Commercial Residential	$0
			3/5/2007		6/15/2007		7/16/2008			
200 Carondelet	New Orleans	Individual	N/A		2/8/2007	58	12/2/2008	27	Commercial Residential	$53,507,892
			N/A		4/6/2007		12/29/2008			
3535 Highway 18 (River Road)	Vacherie		6/15/2005	69	6/15/2005	126	9/20/2007	173	Commercial	$83,688
			8/24/2005		10/21/2005		3/13/2008			

200 N. Carrollton	New Orleans	Mid City	3/28/2008	24	3/28/2008	47	9/9/2008	99	Commercial	$301,054
			4/22/2008		5/15/2008		12/18/2008			
901-921 Canal	New Orleans	Vieux Carre	5/10/1983	220	3/1/1996	2869	6/28/2008	125	Hotel	$169,596,860
			12/20/1983		2/20/2004		11/3/2008			
517 Tchoupitoulas	New Orleans	Lower CBD	1/23/2007	19	4/17/2007	106	4/2/2008	40	Hotel	$3,242,049
			2/12/2007		8/3/2007		5/12/2008			
521 Tchoupitoulas	New Orleans	Lower CBD	1/23/2007	19	4/17/2007	106	4/2/2008	40	Hotel	$3,242,049
			2/12/2007		8/3/2007		5/12/2008			
525 Tchoupitoulas	New Orleans	Lower CBD	1/23/2007	19	4/17/2007	106	4/2/2008	40	Hotel	$3,242,049
			2/12/2007		8/3/2007		5/12/2008			
501 Decatur	New Orleans	Vieux Carre	12/20/2004	86	12/20/2004		5/4/2007	280	Hotel	$3,989,641
			3/16/2005				2/14/2008			
210 Jefferson	Natchitoches	Natchitoches	3/23/2004	13	6/1/2004		4/4/2007	425	Bed & Breakfast	$122,000
			4/6/2004				6/9/2008			
292 Loyd Bridge Road	Cheneyville	Individual	N/A		8/24/2007	65	6/12/2008	27	Bed & Breakfast	$424,679
			N/A		10/29/2007		7/9/2008			
224 Clark	Franklin	Franklin	5/2/2006	144	5/2/2006	153	6/16/2008	121		$90,000
			9/26/2006		10/5/2006		10/17/2008			
502-504 Lakeland Drive	Baton Rouge	Spanish Town	9/18/2006	16	12/4/2006	44	1/17/2008	38		$357,463
			10/4/2006		1/18/2007		2/25/2008			
112 South Cypress	Hammond	Hammond	10/7/2005	81	10/7/2005	87	2/29/2008	79		$750,000
			12/28/2005		1/4/2006		5/19/2008			
35 PROJECTS	26 NOLA								TOTAL COSTS:	$298,934,274

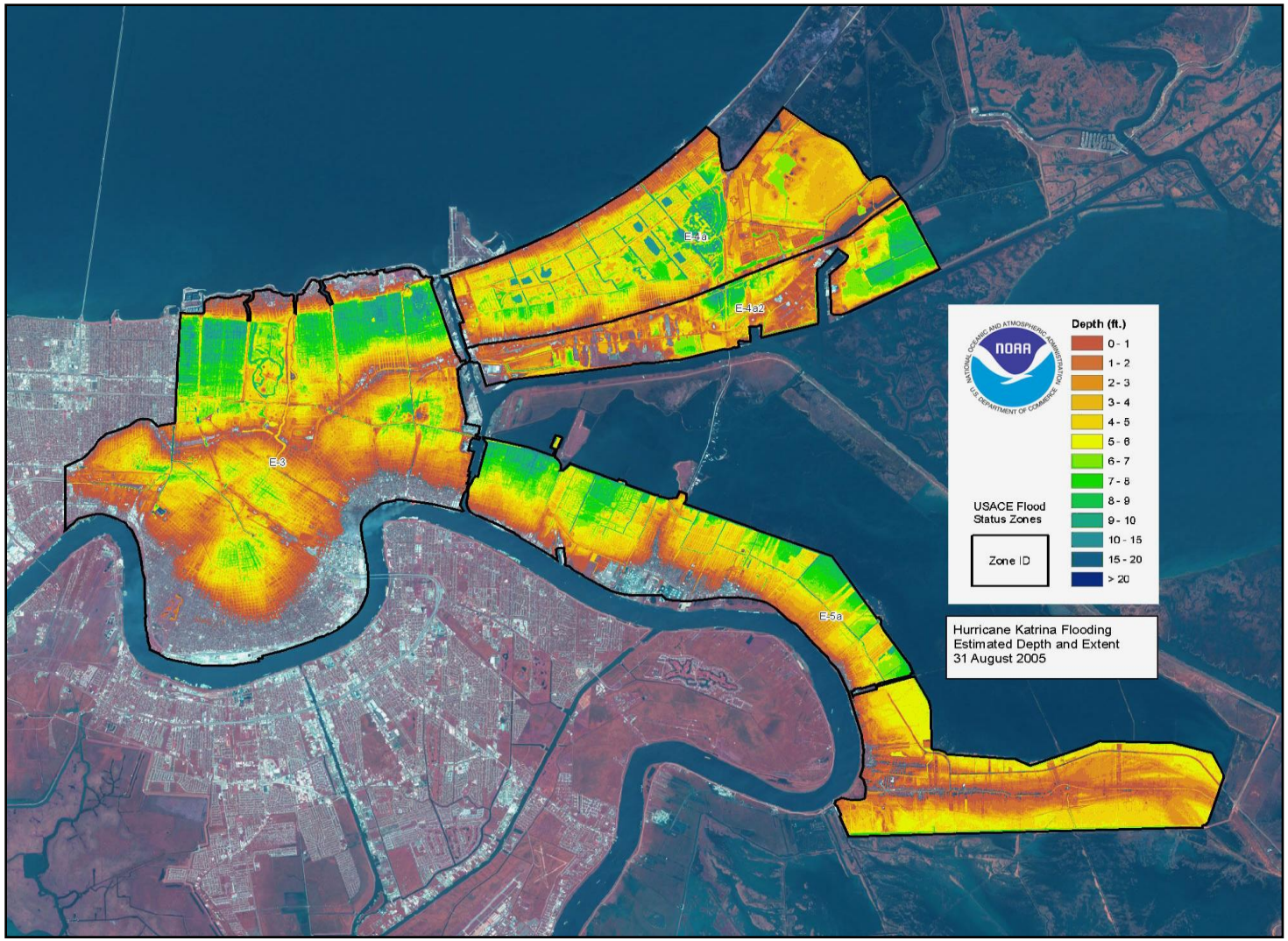
2009										
ADDRESS	CITY	HISTORIC DISTRICT	P1 SUBMITTED P1 APPROVED	# OF DAYS	P2 SUBMITTED P2 APPROVED	# OF DAYS	P3 SUBMITTED P3 APPROVED	# OF DAYS	END USE	TOTAL COSTS
1436 Chartres	New Orleans	Faubourg Marigny	7/7/2005 8/10/2005	33	4/16/2007 9/18/2007	152	3/6/2008 3/31/2009	385	Rental Residential	$259,516
*2033 Constance	New Orleans	Lower Garden	7/23/2007 8/2/2007	9	6/14/2007 8/23/2007	69	12/30/2008 2/10/2009	40	Rental Residential	$4,263,566
*2050 Constance	New Orleans	Lower Garden	7/23/2007 8/3/2007	10	6/14/2007 8/23/2007	69	12/30/2008 2/10/2009	40	Rental Residential	$3,472,129
*1041 Constance	New Orleans	Lower CBD	9/10/2007 11/13/2007	63	9/10/2007 12/6/2007	86	10/28/2009 12/11/2009	43	Rental Residential	$4,916,388
*1053 Constance	New Orleans	Lower CBD	9/10/2007 11/13/2007	63	9/10/2007 12/6/2007	86	10/28/2009 12/11/2009	43	Rental Residential	$9,334,990
*3725 Dauphine	New Orleans	Bywater	6/18/2007 8/16/2007	58	6/18/2007 8/24/2007	66	12/30/2008 2/11/2009	41	Rental Residential	$8,181,563
808 Frenchmen	New Orleans	Faubourg Marigny	7/31/2007 10/5/2007	65	7/31/2007 10/9/2007	69	2/17/2009 2/27/2009	10	Rental Residential	$240,150
415 Gravier	New Orleans	Lower CBD	3/31/2008 4/30/2008	30	6/26/2008 8/12/2008	46	6/22/2009 7/31/2009	39	Rental Residential	$780,000
*950 Josephine	New Orleans	Lower Garden	 8/9/2007		6/14/2007 8/23/2007	69	12/30/2008 2/10/2009	40	Rental Residential	$5,914,454
1800 Marengo	New Orleans	Uptown	9/10/2007 11/29/2007	79	9/10/2007 12/12/2007	92	6/30/2009 8/24/2009	54	Rental Residential	$698,161
7832-7834 Plum	New Orleans	Carrollton	7/27/2007 10/1/2007	64	7/27/2007 10/25/2007	88	1/8/2009 2/27/2009	49	Rental Residential	$300,000

*4300 S. Johnson	New Orleans	Broadmoor	5/20/2009	32	5/20/2009	33	7/17/2009	25	Rental Residential	$173,085
			6/22/2009		6/23/2009		8/12/2009			
809 Ursulines	New Orleans	Vieux Carre	6/12/2008	27	7/1/2008	55	6/23/2009	48	Rental Residential	$277,876
			7/9/2008		8/26/2008		8/11/2009			
*5422-5424 Vicksburg	New Orleans	South Lakeview	12/11/2007	22	12/11/2007	34	4/28/2009	103	Rental Residential	$140,000
			1/3/2008		1/15/2008		8/11/2009			
*7031-7033 Walmsley	New Orleans	Carrollton Expansion	4/2/2007	94	4/2/2007	124	9/2/2009	78	Rental Residential	$207,000
			7/6/2007		8/6/2007		11/20/2009			
827 America	Baton Rouge	Beauregard Town	12/15/2008	62	12/15/2008	62	12/15/2008	63	Rental Residential	$214,022
			2/17/2009		2/17/2009		2/18/2009			
407 Baronne	New Orleans	Lower CBD	7/9/2008	28	8/28/2008	52			Commercial Residential	$250,000
			8/7/2008		10/20/2008		8/10/2009			
1241 Decatur	New Orleans	Vieux Carre	12/19/2003	168	12/19/2003		12/17/2007	385	Commercial Residential	$1,400,000
			6/7/2004				1/12/2009			
2600 Gravier	New Orleans	Mid-City	8/24/2006	13	11/8/2006	68	5/29/2009	109	Commercial Residential	$26,071,020
			9/7/2006		1/16/2007		9/18/2009			
913 Magazine	New Orleans	Upper CBD	4/16/2008	33	4/16/2008	99	1/26/2009	39	Commercial Residential	$515,512
			5/19/2008		7/25/2008		3/5/2009			
2223 Soniat	New Orleans	Uptown	10/9/2008	59	10/9/2008	214	6/25/2009	66	Commercial Residential	$203,000
			12/8/2008		5/13/2009		9/1/2009			
445 Third	Baton Rouge	Individual	N/A		8/3/2006	83	1/7/2009	79	Commercial Residential	$15,867,927
			N/A		10/26/2006		3/26/2009			
447 Third	Baton Rouge	Individual	N/A		8/3/2006	83	1/7/2009	79	Commercial Residential	$0
			N/A		10/26/2006		3/26/2009			
1600 Annunciation	New Orleans	Lower Garden	7/28/2008	14	7/28/2008	16	11/2/2009	46	Commercial	$14,386,974
			8/12/2008		8/14/2008		12/18/2009			

622 Canal	New Orleans	Vieux Carre			1/15/1994	121	3/18/2009	94	Commercial	$2,624,200
					5/16/1994		6/22/2009			
127-129 Carondelet	New Orleans	Lower CBD	4/13/2009	35	4/13/2009	49	7/24/2009	72	Commercial	$226,362
			5/18/2009		6/2/2009		10/6/2009			
8300 Earhart	New Orleans	Individual	N/A		9/18/2008	87	5/29/2009	82	Commercial	$2,424,254
			N/A		12/15/2008		8/21/2009			
724 Iberville	New Orleans	Vieux Carre	7/17/2003	32	8/12/2003	1189	12/29/2008	31	Commercial	$2,044,078
			8/19/2003		12/1/2006		1/30/2009			
450 Main	Baton Rouge	Main Street	11/8/2006	23	11/8/2006	37	2/26/2008	343	Commercial	$200,000
			12/1/2006		12/15/2006		2/9/2009			
501 Patterson	New Orleans	Algiers Point			2/2/2006		9/11/2009	96	Commercial	$460,000
							12/17/2009			
1711 St. Charles	New Orleans	Central City	6/27/2007	36	6/27/2007	36	3/4/2009	294	Commercial	$5,020,000
			8/3/2007		8/3/2007		12/28/2009			
930 Tchoupitoulas	New Orleans	Upper CBD	8/11/2008	28	8/11/2008	48	3/3/2009	34	Commercial	$1,551,829
			9/9/2008		9/29/2008		4/7/2009			
123 Baronne	New Orleans	Lower CBD	7/17/2007	13	10/16/2007	43	10/2/2009	44	Hotel	$115,738,379
			7/30/2007		11/29/2007		11/16/2009			
1019 Clouet	New Orleans	Bywater	2/15/2006	21	5/5/2006	170	4/7/2009	30		$134,000
			3/6/2006		10/25/2006		5/7/2009			
242 & 455-4 Main and Third	Baton Rouge	Individual	N/A		8/3/2006	83	1/7/2009	79		$0
			N/A		10/26/2006		3/26/2009			
201 W. Thomas	Hammond	Downtown	4/3/1997	3444	3/29/2007	123	3/2/2009	29		$1,467,272
			10/27/2006		8/2/2007		4/1/2009			
36 PROJECTS	30 NOLA								TOTAL COSTS:	$229,957,707

APPENDIX E

KATRINA FLOOD DEPTH ESTIMATIONS 8-31-2005


E-4a
E-4a2
E-3
E-5a
Depth (ft.)
0 - 1
1 - 2
2 - 3
3 - 4
4 - 5
5 - 6
6 - 7
7 - 8
8 - 9
9 - 10
10 - 15
15 - 20
> 20
USACE Flood Status Zones
Zone ID
Hurricane Katrina Flooding
Estimated Depth and Extent
31 August 2005

APPENDIX F

FEDERAL HISTORIC PRESERVATION CERTIFICATION APPLICATION

PARTS I, II, AND III

WITH CONTINUATION AND AMENDMENT SHEETS

Form 10-168
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

NPS Office Use Only
NRIS No:

NPS Office Use Only
Project No:

Instructions: Read the instructions carefully before completing application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. **Name of Property:** _____

   Address of Property: Street _____

   City _____ County _____ State _____ Zip_____

   Name of historic district: _____

   ☐ National Register district ☐ certified state or local district ☐ potential district

2. **Check nature of request:**

   ☐ certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.

   ☐ certification that the structure or building, and where appropriate, the land area on which such structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes

   ☐ certification that the building does not contribute to the significance of the above-named historic district.

   ☐ preliminary determination for individual listing in the National Register.

   ☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.

   ☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project contact:**

   Name _____

   Street _____ City _____

   State _____ Zip _____ Daytime Telephone Number _____

4. **Owner:**

   I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to $10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

   Name _____ Signature _____ Date _____

   Organization _____

   Street _____ City _____

   State _____ Zip _____ Daytime Telephone Number _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application – Part 1" for the above-named property and hereby determines that the property:

☐ contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.

☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.

☐ does not contribute to the significance of the above-named district.

Preliminary determinations:

☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.

☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.

☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.

☐ does not appear to qualify as a certified historic structure.

_____	_____	_____
Date	National Park Service Authorized Signature	National Park Service Office/Telephone No.

☐ See Attachments

HISTORIC PRESERVATION CERTIFICATION APPLICATION – PART 1

Property Name

Property Address

NPS Office Use Only

Project Number:

5. **Description of physical appearance:**

Date of Construction: _____ Source of Date: _____

Date(s) of Alteration(s): _____

Has building been moved? ☐ yes ☐ no If so, when? _____

6. **Statement of significance:**

7. **Photographs and maps.**

Attach photographs and maps to application

Continuation sheets attached: ☐ yes ☐ no

Form 10-168a
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

NPS Office Use Only
NRIS No:

NPS Office Use Only
Project No:

Instructions: Read the instructions carefully before completing the applications. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

1. **Name of Property:** _____

   Address of Property: Street _____

   City _____ County _____ State _____ Zip_____

   ☐ Listed individually in the National Register of Historic Places; give date of listing: _____

   ☐ Located in a Registered Historic District; specify: _____

   Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☐ yes ☐ no

   If yes, date Part 1 submitted: _____ Date of certification: _____ NPS Project Number: _____

2. **Data on building and rehabilitation project:**

   Date building constructed: _____ Total number of housing units before rehabilitation: _____

   Type of construction: _____ Number that are low-moderate income: _____

   Use(s) before rehabilitation: _____ Total number of housing units after rehabilitation: _____

   Proposed use(s) after rehabilitation: _____ Number that are low-moderate income: _____

   Estimated cost of rehabilitation: _____ Floor area before rehabilitation: _____

   This application covers phase number _____ of _____ phases Floor area after rehabilitation: _____

   Project/phase start date (est.): _____ Completion date (est.): _____

3. **Project contact:**

   Name _____

   Street _____ City _____

   State _____ Zip _____ Daytime Telephone Number _____

4. **Owner:**

   I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to $10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

   Name _____ Signature _____ Date _____

   Organization _____

   Social Security or Taxpayer Identification Number _____

   Street _____ City _____

   State _____ Zip _____ Daytime Telephone Number _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application – Part 2" for the above-named property and has determined:

☐ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a format certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.

☐ that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.

☐ that the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

_____	_____	_____
Date	National Park Service Authorized Signature	National Park Service Office/Telephone No.

☐ See Attachments

HISTORIC PRESERVATION CERTIFICATION APPLICATION – PART 2

Property Name

Property Address

NPS Office Use Only

Project Number:

5. **DETAILED DESCRIPTION OF REHABILITATION / PRESERVATION WORK** – Includes site work, new construction, alterations, etc. Complete blocks below.

Number 1	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature:
Describe existing feature and its condition:		
Photo no. _____	Drawing no _____	
Number 2	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature:
Describe existing feature and its condition:		
Photo no. _____	Drawing no _____	
Number 3	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature:
Describe existing feature and its condition:		
Photo no. _____	Drawing no _____	
Number 4	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature:
Describe existing feature and its condition:		
Photo no. _____	Drawing no _____	

HISTORIC PRESERVATION CERTIFICATION APPLICATION – PART 2

Property Name

Property Address

NPS Office Use Only

Project Number:

Number 5	Architectural feature _____ Approximate Date of feature _____ Describe existing feature and its condition: Photo no. _____ Drawing no _____	Describe work and impact on existing feature:
Number 6	Architectural feature _____ Approximate Date of feature _____ Describe existing feature and its condition: Photo no. _____ Drawing no _____	Describe work and impact on existing feature:
Number 7	Architectural feature _____ Approximate Date of feature _____ Describe existing feature and its condition: Photo no. _____ Drawing no _____	Describe work and impact on existing feature:
Number 8	Architectural feature _____ Approximate Date of feature _____ Describe existing feature and its condition: Photo no. _____ Drawing no _____	Describe work and impact on existing feature:

Part 2 continues on in this fashion until all rehabilitation descriptions have been listed for each item of work.

Form 10-168c
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION

REQUEST FOR CERTIFICATION OF COMPLETED WORK
PART 3

NPS Office Use Only
NRIS No:

Instructions: Upon completion of the rehabilitation, return this form with representative photographs of the completed work (both exterior and interior views) to the appropriate reviewing office. If a Part 2 application has not been submitted in advance of project completion, it must accompany the Request for Certification of Completed Work. A copy of this form will be provided to the Internal Revenue Service. Type or print clearly in black ink. The decision of the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. **Name of Property:** _____

   Address of Property: Street _____

   City _____ County _____ State _____ Zip_____

   Is property a certified historic structure? ☐ yes ☐ no If yes, date of certification by NPS: _____

   or date of listing in the National Register: _____

2. **Data on rehabilitation project:**

   National Park Service assigned rehabilitation project number: _____

   Project starting date: _____

   Rehabilitation work on this property was completed and the building placed in service on: _____

   Estimated costs attributed solely to rehabilitation of the historic structure: $ _____

   Estimate costs attributed to new construction associated with the rehabilitation, including additions, site work, parking lots, landscaping: $ _____

3. **Owner:** (space on reverse for additional owners)

   I hereby apply for certification of rehabilitation work described above for purposes of the Federal tax incentives. I hereby attest that the information provided is, to the best of my knowledge, correct, and that, in my opinion the completed rehabilitation meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application. I also attest that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to $10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

   Name _____ Signature _____ Date: _____

   Organization _____

   Social Security or Taxpayer Identification Number _____

   Street _____ City _____

   State _____ Zip _____ Daytime Telephone Number _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application – Part 2" for the above-listed "certified historic structure" and has determined:

☐ that the completed rehabilitation meets the Secretary of the Interior's "Standards for Rehabilitation and is consistent with the historic character of the property or the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." A copy of this certification has been provided to the Department of the Treasury in accordance with Federal law. This letter of certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretation of the Internal Revenue Code should be addressed to the appropriate local Internal Revenue Service office. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the "Standards for Rehabilitation." The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's " Standards for Rehabilitation."

☐ that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service

_____	_____	_____
Date	National Park Service Authorized Signature	National Park Service Office/Telephone No.

☐ See Attachments

REQUEST FOR CERTIFICATION OF COMPLETED WORK, *continued*

____
NPS Project No.

Additional Owners:

Name ______________________

Street ______________________

City ______________________ State ____________ Zip ____________

Social Security or Taxpayer Identification Number: ______________________

Name ______________________

Street ______________________

City ______________________ State ____________ Zip ____________

Social Security or Taxpayer Identification Number: ______________________

Name ______________________

Street ______________________

City ______________________ State ____________ Zip ____________

Social Security or Taxpayer Identification Number: ______________________

Name ______________________

Street ______________________

City ______________________ State ____________ Zip ____________

Social Security or Taxpayer Identification Number: ______________________

Name ______________________

Street ______________________

City ______________________ State ____________ Zip ____________

Social Security or Taxpayer Identification Number: ______________________

Name ______________________

Street ______________________

City ______________________ State ____________ Zip ____________

Social Security or Taxpayer Identification Number: ______________________

Name ______________________

Street ______________________

City ______________________ State ____________ Zip ____________

Social Security or Taxpayer Identification Number: ______________________

Form 10-168b
Rev. 12/90

OMB Approved
No. 1024-0009

CONTINUATION / AMENDMENT SHEET

Historic Preservation Certification Application

Property Name

Property Address

Instructions. Read the instruction carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: ☐continues Part 1 ☐continues Part 2 ☐amends Part 1 ☐amends Part 2 NPS Project Number:_____

Name_____ Signature_____ Date_____

Street_____ City_____

State_____ Zip_____ Daytime Telephone Number_____

NPS Office Use Only

- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standard for Rehabilitation" if the attached conditions are met.
- ☐ The National Park Service had determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date | National Park Service Authorized Signature | National Park Service Office/Telephone No.

☐ See Attachments

CONTINUATION / AMENDMENT SHEET

Property Name

Property Address

Historic Preservation Certification Application