

Affordable Housing News

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The *new* Flamingo Park unveils plans for the first manufactured home park in New Orleans

High-quality housing units for sale with certified placement in Flamingo's secure environment

NEW ORLEANS – Flamingo Park, an affordable housing site in New Orleans since 1950, has announced conversion of the former mobile-home park into a new manufactured housing community offering new high-quality factory-built homes with full 7-year warranty. All homes are built in accordance with strict Federal standards and installed under strict Federal-State coastal guidelines applicable to New Orleans and Louisiana. All homes will reflect current state-of-the-art technology for manufactured housing, emphasizing adherence to all construction codes and installation techniques. “We have visited the factory where these homes are built and inspected the quality of materials and processes of construction. These new-era houses are better quality and built to higher standards than old-method on-site stick-built houses that cost twice as much,” said the Flamingo representative.



New Flamingo's N.O.-style housing

The process of conversion from mobile-home park to manufactured home community began in 2006, when Flamingo collaborated with FEMA to provide new-generation manufactured homes for housing of police, fire, and court officials, and other first-responders. The three-acre Park was and is the only of its kind that complies with City zoning and provides a secure perimeter-fence, paved main street, underground water and sewer, and other amenities. Flamingo provides 24/7 security-camera surveillance, private security-gate access, on-site management, on-premises laundry service, coin-op laundry facility, Park landscaping and maintenance, and other services. While it is expected that children will visit from time to time, residents will generally be adults-only 55-years and older. The homes offered are 1-bedroom 1-bath 800± s.f., or 2-bedroom 2-bath 1,100± s.f. models, ranging in price from the mid-\$30s - mid-\$40s, with private paved driveways next to each unit for one or two cars. Lot leases are available from \$400-500 per month. Various floor-plan configurations are available, with various front designs. All homes in Flamingo will be secured on pier-foundations and boast an old-New Orleans style with gable roofs, front and side porches, porch embellishments, steps and railings. All homes will be



professionally installed, completely finished inside and out, well-insulated, with architectural seal-tab roofs, sheetrock walls, vinyl, tiled, or wood-look floors, carpeting, central air-conditioned, and they will come with appliances. Many options will be available for home-buyers, including 8' or 9' ceilings, other optional appliances, tubs or showers, choices of floor coverings and interior finishing. Similarly-designed ramp construction will be available for residents requiring access for the disabled. Flamingo's representative stated, “Our Company welcomes anyone who seeks the comfort of owning their own home in a neighborhood that pays attention to issues like standards for upkeep and maintenance, controlled access, convenience, security, neighborly values, and attention to detail.”

Flamingo will arrange local bank financing for home buyers at favorable rates and terms. Its *mission* includes provision of high-quality affordable homes in the New Orleans market in a secure environment within City law enforcement jurisdiction, close to public transit, convenient to public roadways, with attention to compatibility of residents and a sense of neighborhood. Lot reservations are available now. New homes will begin delivery in early 2009. For more information, call Flamingo at 504-248-7270 or see its website at FlamingoParkNewOrleans.com. □

