

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
APRIL 17, 2012**

**RESOLUTION NO. 2012-17**

**WHEREAS**, following Hurricane Katrina, the Housing Authority of New Orleans inspected and analyzed its entire inventory of public housing units to determine the condition of the units and the continued ability to provide decent, safe, and affordable housing for low-income residents; and,

**WHEREAS**, after inspection it was found that 123 scattered site units, 77 remaining Florida Development townhouse units and 50 duplex building foundations at the Florida Development no longer met the standards of safe, decent, and sanitary housing; and,

**WHEREAS**, HANO has already demolished fifty (50) duplex units to the foundations at Florida due to infeasibility of repair; and,

**WHEREAS**, the Housing Authority of New Orleans received a report from EMG Corp on the physical condition of its scattered sites in September 2009; and,

**WHEREAS**, the Housing Authority of New Orleans received a report from Perez, APC in November 2009 which assessed the feasibility of repair of the seventy-seven (77) townhouse units and the reconstruction of the fifty (50) duplex units on the existing foundations at the Florida Development ; and,

**WHEREAS**, the Housing Authority of New Orleans has determined that it is in the best interest of the agency and residents to demolish these 123 scattered sites as well as the remaining 77 units and 50 duplex unit building foundations at the Florida site; and,

**WHEREAS**, resident consultation meetings were held on June 17, 2010 with scattered site residents and January 12, 2012 with former Florida residents to discuss the proposed demolitions as defined in the HANO 2012 Agency Plan and described herein; and,

**WHEREAS**, the Housing Authority of New Orleans has evaluated and considered all comments received during the resident consultation meetings as well as all written comments received, and has responded to those comments; and,

**WHEREAS**, the Housing Authority of New Orleans has advised and sought consultation from the administration of Mayor Mitchell J. Landrieu of its plans for demolition;

**BE IT THEREFORE RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans approves the demolition activities proposed herein and authorizes the Administrative Receiver to submit the appropriate applications to HUD for approval and to execute any and all documents necessary in connection with the demolition of all buildings and structures remaining at the sites listed in Exhibit A.

Executed this 15<sup>th</sup> day of May 2012

APPROVAL:

  
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DAVID GILMORE,  
ADMINISTRATIVE RECEIVER  
CHAIRMAN, BOARD OF COMMISSIONERS

## EXHIBIT A

### Addresses for Proposed Scattered Site and Florida Demolitions (by AMP)

#### Florida Phase I

- 2501 - 2503 Alvar Street
- 2509 - 2511 Alvar Street
- 2517 - 2519 Alvar Street
- 2525 - 2527 Alvar Street
- 2533 - 2535 Alvar Street
- 2541 - 2543 Alvar Street
- 2549 - 2551 Alvar Street
- 2500 - 2502 Mazant Street
- 2508 - 2510 Mazant Street
- 2516 - 2518 Mazant Street
- 2524 - 2526 Mazant Street
- 2532 - 2534 Mazant Street
- 2540 - 2542 Mazant Street
- 2548 - 2550 Mazant Street
- 2556 - 2558 Mazant Street
- 2564 - 2566 Mazant Street
- 2572 - 2574 Mazant Street
- 2620 - 2622 Mazant Street
- 2628 - 2630 Mazant Street
- 2632 - 2634 Mazant Street
- 2640 - 2642 Mazant Street
- 2648 - 2650 Mazant Street
- 3917 - 3919 North Dorgenois Street
- 3925 - 3927 North Dorgenois Street
- 4021 - 4023 North Dorgenois Street

#### Florida Extension

- 2500 Bartholomew Street (11 apartments)
- 2501 Bartholomew Street (11 apartments)
- 2524 Bartholomew Street (9 apartments)
- 2525 Bartholomew Street (8 apartments)
- 2600 Bartholomew Street (9 apartments)
- 2601 Bartholomew Street (10 apartments)
- 2624 Bartholomew Street (9 apartments)
- 2625 Bartholomew Street (10 apartments)

#### Scattered Sites - Westbank

##### Hendee

- 1500 - 1506 Hendee Street
- 1508 - 1514 Hendee Street
- 1524 - 1530 Hendee Street
- 1532 - 1538 Hendee Street

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- 1814 - 1820 Lawrence Street
- 1815 - 1821 Ptolemy Street

717 DeArmas Street - Apartments A - C

**Scattered Sites - Downtown**

Mazant Royal

- 4200 Royal Street - Apartments 1 - 6
- 616 France Street - Apartments 1 - 23

Bayou Road

- 1814 Bayou Road - Apartments A - C
- 1818 Bayou Road - Apartments A - C

Painters Street

- 2123 - 2127 Painters Street
- 2129 - 2133 Painters Street

2427 Ursuline Street - Apartments A - C

1916 - 1918 North Roman Street

1927 - 1929 Mandeville Street

2522 North Rampart Street - Apartments 1 - 8

2115 - 2117 St. Ann Street

**Scattered Sites - Uptown**

Cambronne Street

- 1715 Cambronne Street - Apartments A - D
- 1723 Cambronne Street - Apartments A - D
- 1727 Cambronne Street - Apartments A - D
- 1735 Cambronne Street - Apartments A - D

Constance Street:

- 5312 Constance Street - Apartments A - E
- 5312 Constance Street - Apartments F - J

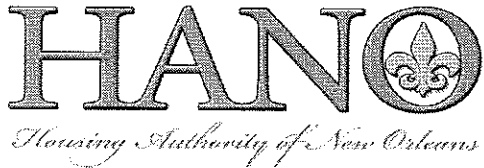
1421 - 1425 Constance Street

2118 - 2122 Daneel Street

8718 - 8720 Willow Street

1738 - 1740 General Ogden Street

2331 - 2333 Annunciation Street



**May 15, 2012**

**MEMORANDUM**

**TO: David Gilmore  
Administrative Receiver  
Chairman, Board of Commissioners**

**FROM: Desiree Andrepont  
Director, Real Estate Planning and Development**

**RE: Demolition of Scattered Sites and Remaining Townhouses and  
Duplex Building Foundations at Florida**

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HANO commissioned a Physical Needs Assessment of its Scattered Sites inventory which was completed in September 2009. The building surveys detected termite damage, foundation and other structural deficiencies, and potentially hazardous materials at some sites. Significant cost prohibitive renovations of these buildings would be required in order to remediate these conditions and to meet current building codes. In consultation with residents, HANO has determined that it would be in the best interest of the agency, residents, and the public to demolish these buildings consisting of 123 units. None of the units are currently occupied. The proposed demolition activity is included in HANO's 2012 PHA Plan which has been approved by HUD. The 24 CFR Part 58 environmental review process for the demolition of these units was approved by HUD in May 2011.

In regard to the Florida Development, HANO also commissioned a study of the remaining Katrina damaged townhouses and duplex building foundations at the Florida site, which was completed in November 2009. While the report concluded that it would be possible to renovate and rebuild the existing structures, doing so would be cost prohibitive due to the heavy level of Hurricane Katrina damage. Significant remediation and financial investment would be required to bring the buildings into compliance with current building codes. In consultation with residents, HANO has determined that it would be in the best interest of the agency, residents, and the public to demolish the remaining 77 townhouse buildings and to remove the existing foundations for 50 duplex units. This will allow the site to be cleared for new public housing units for the Florida Development. The remaining units were not reoccupied after the storm. The proposed demolition activity is included in HANO's 2012 PHA Plan that has been approved by HUD. A 24 CFR Part 58 environmental review process for the demolition and redevelopment of Florida was submitted to the City for review in January 2012.

The Board is therefore asked to authorize the Administrative Receiver to submit the required demolition applications to HUD, to authorize the demolition of these properties subject to HUD approval, and to authorize the Administrative Receiver to execute any and all documents necessary in connection with the demolition of the selected scattered sites and remaining structures at the Florida site.