

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
JULY 16, 2013**

RESOLUTION NO. 2013-32

WHEREAS, the Florida Housing Development (Florida) in the New Orleans Ninth Ward was totally demolished by Hurricane Katrina in 2005 and has remained vacant since that time; and

WHEREAS, the Housing Authority of New Orleans (HANO) in 2002, with the United States Department of Housing and Urban Development (HUD) approval, has demolished a portion of Florida; and

WHEREAS, after inspection it was found that the 77 remaining Florida townhouse units (LA 001004107) and 50 duplex building foundations (LA 001067807) (25 foundations) at Florida no longer meet the standards of decent, safe and sanitary housing; and

WHEREAS, HANO through its architect Perez APC thoroughly inspected and analyzed the remaining properties as listed on Exhibit A and determined, based on the cost of rehabilitation as compared to the Total Development Cost (TDC) as established by HUD, that rehabilitation is not cost effective and the structures should be demolished; and

WHEREAS, HANO has determined that it is in the best interest of the Agency and residents to demolish the remaining 77 units and 50 duplex foundations at the Florida site; and

WHEREAS, a consultation meeting was held on July 11, 2013 with former Florida residents to discuss the proposed demolitions as defined in the HANO 2012 Agency Plan and described herein; and

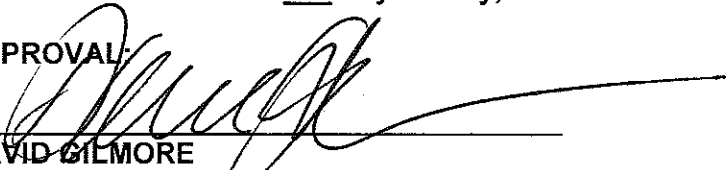
WHEREAS, HANO has evaluated and considered all comments received as a result of the resident consultation meeting as well as written comments received and has responded to those comments; and

WHEREAS, HANO sought consultation and received a letter of support dated April 11, 2013 from the Honorable Mitchell J. Landrieu, Mayor, City of New Orleans, of its plans for demolition; and

THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of New Orleans hereby 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 Florida Housing Development sites listed in Exhibit A.

EXECUTED this 16th day of July, 2013

APPROVAL:



**DAVID GILMORE
ADMINISTRATIVE RECEIVER
CHAIRMAN, BOARD OF COMMISSIONERS**



July 16, 2013

MEMORANDUM

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

**From: Desiree Andrepont
Director of Real Estate Planning and Development**

Re: Demolition of Townhouses and Duplex Building Foundations at Florida

The Florida Housing Community was devastated by Hurricane Katrina and has remained vacant since that time. In 2002, the Housing Authority of New Orleans (HANO), with the United States Department of Housing and Urban Development (HUD) approval, demolished a portion of the Florida Development. HANO commissioned a study, which was completed in November 2009, of the remaining 77 Katrina damaged townhouses and 50 duplex building foundations (25 foundations) at the Florida site. While the report concluded that it would be possible to renovate and rebuild the existing structures, doing so would require significant remediation and financial investment to bring the buildings into compliance with current building codes. To evidence obsolescence for demolition of a project, HUD considers rehabilitation not to be cost-effective if costs exceed 57.14% of the Total Development Cost (TDC), as established by HUD for non-elevator structures. HANO engaged an architect (Perez APC) to assess rehabilitation costs and received cost estimates stating rehabilitation costs would be 68.73% of the HUD TDC.

After consultation with former residents and the Mayor of the City of New Orleans, HANO desires to demolish the remaining 77 townhouse buildings and to remove the existing foundations for the 50 duplex units. 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 and approved in August 2012.

The Board is hereby requested to authorize the Administrative Receiver to submit the required demolition applications to HUD, and to authorize the Administrative Receiver to execute any and all documents necessary in connection with the demolition of the remaining structures at the Florida site.

EXHIBIT A

ADDRESSES FOR PROPOSED DEMOLITION OF THE FLORIDA TOWNHOUSES AND DUPLEX FOUNDATIONS

FLORIDA EXTENSION	UNITS
2500 Bartholomew Street	11
2501 Bartholomew Street	11
2524 Bartholomew Street	9
2525 Bartholomew Street	8
2600 Bartholomew Street	9
2601 Bartholomew Street	10
2624 Bartholomew Street	9
2625 Bartholomew Street	10
Total	<u>77</u>

FLORIDA PHASE I

Duplex Foundations

2501-2503 Alvar Street	2
2509-2511 Alvar Street	2
2517-2519 Alvar Street	2
2525-2527 Alvar Street	2
2533-2535 Alvar Street	2
2541-2543 Alvar Street	2
2549-2551 Alvar Street	2
2500-2502 Mazant Street	2
2508-2510 Mazant Street	2
2516-2518 Mazant Street	2
2524-2526 Mazant Street	2
2532-2534 Mazant Street	2
2540-2542 Mazant Street	2
2548-2550 Mazant Street	2
2556-2558 Mazant Street	2
2564-2566 Mazant Street	2
2572-2574 Mazant Street	2
2620-2622 Mazant Street	2
2628-2630 Mazant Street	2
2632-2634 Mazant Street	2
2640-2642 Mazant Street	2
2648-2650 Mazant Street	2
3917-3919 North Dorgenois Street	2
3925-3927 North Dorgenois Street	2
4021-4023 North Dorgenois Street	2
	<u>50</u>