The majority of New Orleans’ public housing was originally developed with the passage of the U.S. Housing Act of 1937. By the 1970s, some of the public housing units had deteriorated and were in need of renovations.

In the early 1990s, HUD introduced HOPE VI, a grant program which funded the redevelopment of distressed public housing sites into traditionally designed neighborhoods. Between 1994 and 2007, Desire (The Estates), St. Thomas (River Gardens), Fischer and C.J. Peete (Harmony Oaks) received grant funding for revitalization.

Much of HANO’s housing stock was destroyed in 2005 when Hurricane Katrina devastated the city. Since then and following much controversy on plans to reconstruct New Orleans public housing sites, HANO began a massive initiative to redevelop the “Big Four” – C.J. Peete, St. Bernard, Lafitte and B.W. Cooper - along with the continuation of previously started construction activities at Desire, Fischer, St. Thomas and Guste. Most recently, the agency began the redevelopment of the Florida community, and began the transformation of Iberville as part of HUD’s Choice Neighborhoods Initiative. The results include newly built, mixed-income and pedestrian-oriented, safer communities with larger, modern and energy efficient units, and an expanded HCV program.

In 2002 HANO transitioned into federal receivership under HUD due to several years of mismanagement. After more than a decade of federal oversight, HANO was returned to local control as a standard performer in July 2014, hired its first Executive Director, and a new HANO Board of Commissioners was appointed by Mayor Mitchell J. Landrieu.

For more information visit www.hano.org.

HANO PORTFOLIO

> The Estates (Desire) - 425 Units / 127 Public Housing
> Columbia Parc (St. Bernard) - 683 Units / 229 Public Housing
> River Garden (St. Thomas) - 606 Units / 182 Public Housing
> William J. Fischer - 326 Units / 201 Public Housing
> Harmony Oaks (C.J. Peete) - 460 Units / 193 Public Housing
> Faubourg Lafitte - 465 Units / 171 Public Housing
> Guste Homes - 683 Units / 577 Public Housing
> Marrero Commons (B.W. Cooper) - 410 Units /143 Public Housing
> Bienville Basin (Iberville) - 682 Units/227 Public Housing
> New Florida - 52 Units/51 Public Housing
> Scattered Sites - 85 Units / 85 Public Housing
> HANO Total Portfolio Count - 4,877 (3,704 affordable units)

HOUSING CHOICE RENTAL VOUCHERS

The Housing Authority of New Orleans now serves roughly 18,000 households through its Section 8 rental assistance program.

HOMEOWNERSHIP PROGRAM

HANO’s Homeownership program began in May 2001 and has assisted 473 families to become first time homebuyers. This number includes 351 HCVP and 31 PHA families as well as 91 other affordable families who purchased units through other HANO homeownership or development programs.

QUICK FACTS

> HANO serves approximately 20,000 low-income families
> As of 2020, the average annual gross income of a Housing Choice Voucher household is $13,398.
> As of 2020, the average rent payment for a public housing family is $257 monthly.
> As of 2020, HANO serves 1,047 public housing elderly and/or disabled households.
Formerly Iberville
Original construction date: 1941
Original # of units: 858
Recipient of HUD’s Choice Neighborhoods Initiative (CNI) Grant
Redevelopment completed (Phase I - VII): 2019
Total grant funding: $30.5 million
Supplemental CNI funding received in 2020: $4 million
Cost of redevelopment: $208 million

Formerly St. Bernard
Original construction date: 1942
Original # of units: 1,460
Redevelopment completed (Phase I-II): 2012
St. Thomas Community Health Clinic opened in 2014
Heritage Senior Residences (120 units) completed in 2013
Educare Facility (ages 6 months to five years old) completed in 2013
KIPP Believe School completed in 2019
Cost of full redevelopment program: $184 million

Formerly Lafitte
Original construction date: 1941
Original # of units: 896
Redevelopment completed (Phase I - III): 2017
Cost of redevelopment: $163 million

Formerly Magnolia/C.J. Peete
Original construction date: 1941
Original # of units: 1,403
Redevelopment completed: 2011
Cost of redevelopment: $158 million

Formerly B.W. Cooper
Original construction date: 1942
Original # of units: 1,546
Redevelopment completed (Phase I): 2014
Cost of redevelopment: $144 million

Formerly Guste
Original construction date: 1964
Original # of units: 993
Redevelopment completed (Phase I-III): 2019
Cost of redevelopment: $81 million

Formerly Fair Oaks
Original construction date: 1920
Original # of units: 600
Redevelopment completed: 2010
Cost of redevelopment: $140 million

Formerly Marigny
Original construction date: 1941
Original # of units: 1,500
Redevelopment completed: 2013
Cost of redevelopment: $180 million

Formerly Harmony Oaks
Original construction date: 1961
Original # of units: 917
Redevelopment completed: 2015
Cost of redevelopment: $120 million

Formerly Marrero Commons
Original construction date: 1942
Original # of units: 1,546
Redevelopment completed (Phase I): 2014
Cost of redevelopment: $144 million

Formerly B.W. Cooper
Original construction date: 1942
Original # of units: 1,546
Redevelopment completed (Phase I): 2014
Cost of redevelopment: $144 million
NEW FLORIDA
- Formerly Florida
- Original construction date: 1946
- Original # of units: 734
- Redevelopment completed: 2017
- Cost of redevelopment: $14 million
- Planned 312 rental units on the vacant portions of the Florida site

RIVER GARDEN
- Formerly St. Thomas
- Original construction date: 1941
- Original # of units: 1,510
- Redevelopment completed (Phase I - II): 2009
- Cost of redevelopment: $144 million

THE ESTATES
- Formerly Desire
- Original construction date: 1957
- Original # of units: 1,832
- Redevelopment completed: 2010
- Cost of redevelopment: $89 million

SCATTERED SITES
- Located on the East Bank and West Bank of New Orleans
- 85 occupiable units rehabilitated in 2011

WILLIAM J. FISCHER
- Original construction date: 1964
- Original # of units: 1,002
- Redevelopment completed (Phase I – IV): 2012
- 21 Homeownership units
- Cost of redevelopment: $69 million