



Elderly Designation Housing Plan

Submission to the U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Initial Allocation Plan

Introduction

As part of an ongoing effort to address the needs of low-income seniors in our community, the Housing Authority of New Orleans (HANO) is hereby submitting this Designated Housing Plan (DHP) for consideration and approval by the U.S. Department of Housing and Urban Development (HUD). When approved, this new DHP will reallocate 552 total units to elderly-only public housing units. These units were previously designated as elderly-only public housing units from 2007-20 but HANO's updated allocation plan was not submitted on time to maintain their status. HANO is eager to regain designation for these units to create opportunity to better serve the 3,090 elderly families on our waitlist.

HANO's previous Designated Housing Plan included Guste High-Rise (369 units out of 385 units designated as elderly and 16 units slated for disabled), Fischer senior Village (100 units), Heritage Senior Residences at Columbia Par (36 units), and Faubourg Lafitte (30 units). HANO is requesting designation for the same units as the previous plan with an increase of Guste High Rise to 100% designation, up from 96% designation.

Development Name	Development Number	Bedroom Type			Total Units Proposed for Elderly Designation (Pct. of Total Units in the Development)	Total Units in the Development
		0-BR	1-BR	2-BR		
Guste High Rise	LA001015301	0	358	11	385 (100%)	385
Fischer Senior Village	LA001062101	0	91	9	100 (100%)	100
Columbia Parc (Heritage)	LA001008710	0	34	3	37 (100%)	37
Faubourg Lafitte	LA001005711	0	30	0	30 (100%)	30
Total			512	23	552 (25%)	552
Total Units in HANO's Public Housing Inventory						2,203

This submission was prepared in accordance with all requirements contained in Section 7 of the United States Housing Act of 193, as amended, and HUD Notice PIH 2010-28. Low-income residents aged 62 and over who meet public housing admission criteria will be eligible to occupy the designated units. Near-elderly residents between the ages of 50 and 61 will be eligible to occupy the designated units if there are no applicants age 62 or over on the waiting list. HANO desires to see its elderly residents age in place within housing developments that offer a quality living environment and supportive services tailored to the special needs of seniors. The Elderly-Only Designation will facilitate this important objective.

Justification for the Designation

The need for additional elderly housing with supportive services aligns with the Consolidated Plan for the City of New Orleans as well as in plans and studies prepared by HANO and other local organizations. According to North American Community Hub Statistics, almost 20% of the adult

population in the city of New Orleans are elderly individuals. According to the city's Consolidated Plan, elderly renters making 0-30% of New Orleans AMI have more severe housing problems than others including substandard housing problems, such as, lacking complete plumbing or kitchen facilities, experience severe overcrowding is more cost burdened and more severely cost burdened than their higher income counterparts. HANO reinstating the designation for these 552 units as Elderly-Only Designated units will support in addressing these challenges for low-income elderly families.

HANO is positioned to balance the needs of the designated and non-designated populations. The Agency's overriding objective is to provide affordable housing and supportive services while ensuring a holistic, coordinated response to problems and barriers that exist for both groups. Through its DPH, HANO is specifically requesting:

- Re-designation of the 100 previously designated elderly-only units at Fischer Senior Village;
- Increasing the previously designated elderly-only designation from 369 units to 385 units at Guste High-Rise;
- Re-designation of the 36 previously designated elderly-only units at Heritage Senior Residences and Columbia Parc;
- Re-designation of the 30 previously designated elderly-only units in the senior complex at Faubourg Lafitte.

Upon careful examination of various datasets and studies, HANO defined the need to develop, implement and administer service-enriched housing facilities that will promote independent and healthy living for the city's elderly population. Under the Authority's DHP, low-income families ages 62 and over who meet public housing admission criteria will be eligible to occupy the designated units. Individuals between the ages of 50 and 61 will be eligible to occupy the designated units if there are no applicants aged 62 or over on the waiting list. The proposed designations present several opportunities to address the housing needs of the elderly, as well as elements of personal safety and security, health care, transportation, social services, and recreation. This plan has been advertised for public comment in the paper of record, the Times-Picayune/Advocate, the Louisiana Weekly, HANO's website and HANO's monthly newsletter from March 9, 2026, to April 9, 2026. Public comments are appended to this document.

The Guste and Fischer elderly complexes and proposed plans for senior residences at Faubourg Lafitte and Columbia Parc all contain special design features unique to the elderly population. Residential amenities and community spaces will also enable HANO's seniors to enjoy an improved quality of life and "age in place" with continued independence and dignity.

Also, with regard to Public Housing, turnover is estimated at 5% in the PHA Annual Plan. The remaining vacant units are in make-ready status for re-occupancy. The 552 units proposed under the Designated Housing Plan constitute 17% of the Authority's public housing inventory.

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Analysis of Continuing Needs of Designated Group

Consolidated Plan

The most recent Consolidated Plan (CP) for the City of New Orleans reported shortages in available and affordable housing for the low-income elderly and for housing that addresses the special needs of the elderly. The CP also articulates a priority for more affordable rental housing units targeting elderly households and closing the gaps in the “continuum of care” for elderly residents. HANO has implemented a variety of strategies to address the shortage of affordable housing that has increased due to the COVID-19 pandemic and Hurricane Ida. The shortage is reflected in the below waiting list statistics and Statement of Housing Needs. HANO’s strategies emanate from the Agency’s 5-Year Plan goals and objectives and are aligned with HUD’s strategic framework. They are also consistent with the City of New Orleans’ Consolidated Plan and link to many of the broader community strategies currently underway.

The Consolidated Plan also articulates that the elderly, particularly those in low and moderate-income communities, need more than housing to maintain their independence and remain viable assets to the community. A key objective within the CP is to enhance and develop programs that provide supportive housing for elderly individuals who choose to live in multi-unit dwellings. Furthermore, the Plan highlights a need for transportation services to enhance access to health care; nutritional support services to encourage healthy lifestyles; as well as recreational, cultural, and civic services to afford fuller participation in community life. Finally, the Consolidated Plan encompasses a strategy to provide age-appropriate case management and counseling to help elderly citizens navigate the maze of public agencies and products.

Occupancy Data – Elderly Households

Perhaps the most definitive need for additional housing and supportive services for the elderly within the public housing system can be drawn from HANO records. HANO’s December 2025 profile of public housing residents in occupancy totals 647 elderly households age 62 and over. This means that about 38.5% of HANO’s public housing are currently occupied by elderly households.

Occupancy Data – Near-Elderly Households

HANO has evaluated the number of near-elderly heads of households, with the recognition that these families will be moving incrementally into the elderly age group and that their individual and collective needs will likely change in the coming years. With regard to public housing here are 532 near-elderly heads of household between the ages of 50 and 61, representing 31% of total public housing households.

Waitlist Data – Elderly & Near-Elderly Households

Currently, there are 3,107 seniors total on HANO’s waitlists for public housing, making up about 7% of the total public housing waitlist. The majority of elderly people aged 65 and over receives benefits from Social Security and these funds are generally insufficient for adequate family care, due to the high cost of medication, food and shelter. As a result, HANO serves as a major housing provider for low-income elderly citizens of New Orleans. Within HANO’s existing population of residents housed at the Guste High Rise and Fischer Senior Village sites, more than 90% report SS/SSI/Pension as a source of income.

These proposed designations will give HANO’s elderly clients an opportunity to live in stable communities with linkages to supportive services. The designations will also help to address the demand for affordable housing opportunities among low-income senior citizens throughout New Orleans offering attractive, quality housing opportunities on both the east and west banks of the Mississippi River.

There are currently 213 elderly households on the waitlists specific to the communities we are seeking to designate as elderly-only, demonstrating an ongoing need for elderly designated units and buildings. We predict that the need for elderly and nearly elderly designated housing will continue to increase over the next several years. We are hoping that through the designation of these units, we can shorten the amount of time elderly households are on the waitlist. Because of the large number of elderly households on the waitlist, we do not believe that we will need near-elderly waitlist members to fill the units, but HANO will proceed with placing near-elderly households in the units if there are no elderly waitlist members.

Designated Community	Number of Elderly Households on Waitlist
Guste Highrise	17
Fischer Sr.	42
Lafitte Sr.	63
Heritage at Columbia Parc	91
Total	213

Description of HANO’s Program of Supportive Services for the Elderly

HANO has developed a program of specialized and supportive services for senior residents. The programs were designed with the assistance of local agencies and organizations that provide supportive services to special-needs populations. The goals are essentially threefold: senior health care services; senior focused activities; and integration of seniors into the larger community.

Specialized and supportive services are provided to seniors in HANO's communities including the Guste, Fischer, Columbia Parc, and Faubourg Lafitte sites which are targeted for elderly only designation. All of the sites within HANO's portfolio offer services such as Meals on Wheels for those that are home bound, exercise programs, arts/crafts, and bingo. Referrals are made for senior transportation with the RTA lift and home health agencies visit seniors at their homes. Partner agencies such as Catholic Charities, Clover, Tulane Health Clinic, LSU, Daughters of Charities and Council on Aging provide a continuum of services for seniors within the various HANO communities.

At Faubourg Lafitte, the Senior Service Coordinator is on-site to help with planning programs, activities and ensuring that resources are available for senior residents. Programs such as exercise, arts and crafts, senior bingo and computer training are set aside just for seniors at the Sojourner Truth Community Center. Columbia Parc also serves their seniors with similar programs. These services will be expanded and integrated into ongoing operations with the construction of the new elderly phases at Columbia Parc and Faubourg Lafitte.

Guste Senior High Rise and Fischer Senior Village, HANO's existing elderly complexes, have established partnerships and offerings for residents. The Senior Coordinators assist the seniors with day-to-day tasks such as arranging for housekeeping, reviewing medication refills and prescriptions as well as organizing the food delivery from Second Harvest or Meals on Wheels which deliver right to their door. The Fischer site has a multi-passenger van which transports residents bi-monthly to grocery stores, the Farmers' Market, and various off-site service locations. Accessible transportation provided by the New Orleans Regional Transit Authority (RTA), gives residents an opportunity to avail themselves of services at other locations such as Mahalia Jackson Center for the Guste seniors and Arthur Mundy Center for Fischer elderly residents. Seniors participate in cultural and social activities such as luncheons, bingo, bible study and exercise programs. Both the Guste and Fischer communities have common areas with personnel available to answer questions, assist with paying bills, making appointments, and filling out important paperwork.

Description of Elderly Design DHP Complexes

Through this proposed Elderly Only Designation, HANO will provide a vitally important inventory of deeply affordable senior housing in the city of New Orleans. These designated units will also offer an enhanced degree of accessibility, security, and supportive services for HANO's elderly public housing residents. As an overriding objective, the Authority will develop, implement and administer service-enriched housing facilities that promote independent and healthy living for the city's elderly population.

Community spaces will provide services that allow residents to age in place with continued independence and dignity. Design considerations, individually outlined below for the Guste, Crescent Estates/Fischer, Columbia Parc, and Faubourg Lafitte communities will act as a marketing catalyst and facilitate access to a continuum of services for elderly residents.

Guste Elderly Design

In 2002, the Guste High-Rise underwent comprehensive modernization that included upgrading and making code compliant building services such as elevators, security, and fire alarm systems; providing each unit with individual heating, ventilation and air conditioning; and providing service

areas tailored to the elderly such as meeting and laundry facilities, a community center, and improved landscaping. Efficiency units were converted into larger, more marketable one-bedroom units that are competitive with other elderly developments in New Orleans, and the complex now contains 385 apartments of which 374 are one-bedroom units and 11 are two-bedroom units.

Modernization of the Guste High-Rise included complete overhaul of the building's mechanical systems and enclosure and air conditioning of the existing sun porches. The lobby was extensively renovated with improved control of building access and elevator upgrades consistent with ADA high-rise standards. The design offers a service-enriched facility which promotes independent living for elderly residents within close proximity to the City's central business district, churches, medical centers, and transportation. Rouses, a major supermarket chain, recently opened one of its stores less than a mile from the Guste community. This 40,000 sq. ft., full-service grocery is a real asset for neighborhood residents and persons who work in the area.

Fischer Elderly Design

Located in the Crescent Estates Development, the Fischer Senior Village includes 100 rental units and a one-story Community Center. The 100 units are housed within 10 one-story buildings and 4 two-story buildings with elevator access, consisting of 91 one-bedroom units and 9 two-bedroom units. The site sits within a gated area monitored by site security stationed within a guard booth at the entrance driveway. There is handicap access to all walkways and building entrances and the site offers landscaped courtyard areas with gazebo shade structures and new walking paths were recently added offering opportunities for exercise and recreation.

Each apartment is appointed with a full kitchen (including stove, dishwasher, and refrigerator), bathroom, living room, dining area, bedroom(s), closets, and an equipped laundry closet. Each apartment has its own thermostatically controlled heating and cooling units, as well as individual water heater units. The Community Center Building affords barrier free access with a very well apportioned meeting area. The building contains a fully equipped kitchen and administrative offices, is protected by fire sprinklers, and environmentally controlled by a central HVAC system.

Columbia Parc Elderly Design

The proposed Columbia Parc Senior Housing development consists of 120 rental housing units specifically designed for elderly persons. The community includes 114 one-bedrooms and 6 two-bedroom units. One hundred eleven (111) units are housed inside a three-story elevator building and there will be nine (9) cottage-style walkup units. Each unit has Energy Star appliances such as a refrigerator, dishwasher, garbage disposal, and stove. Each unit will also have a washer and dryer and be prewired for cable, DSL or wireless internet services. Additional features include storm windows and insulated doors that are energy efficient.

The Columbia Parc Senior Housing Development includes several spaces for senior activities. A dining/dance area on the main floor is a key feature that is used by seniors to gather for communal meals, play cards, have holiday parties, and more. The building also features a Business Center where seniors who do not have personal computers can connect with friends and family online or conduct business as needed. There is also a library and sitting area as well as a crafts room to promote interaction and relationship building amongst residents. The on-site, community-wide fitness center and movie theatre provides opportunities for seniors to stay active and offer entertainment and access to educational presentations and classes. A site-based medical clinic

located within a small radius from the senior residences offers primary care services for adults and children. A Community Garden is planted across the street from the senior building providing hands-on gardening and passive recreation for elderly residents. Finally, efforts will be made to connect seniors to younger residents of the development, linking them to the future Educare Facility, Elementary school and YMCA on site where they may be able to provide tutoring, mentoring, and, potentially, childcare services.

Faubourg Lafitte Elderly Design Concept

The Lafitte Senior Housing development consists of 100 elderly rental units. The community includes 89 one-bedroom units and 11 two-bedroom apartments. Lafitte Senior Housing is a 3-story, elevator building that provides seniors with the convenience of having multiple laundry rooms on each floor. Individual units are equipped with energy efficient storm windows, insulated doors, pre-wiring for cable, DSL, or wireless internet services. The community space is strategically oriented towards the courtyard and will consist of an Activity Room, Mail Area, and Multi-Purpose Room. There will also be a Warming Kitchen to support community functions. Lafitte Senior Housing will be situated directly across the street from the Head Start Daycare and Campus that will be housed in two of the site's historic buildings. The newly-opened Ruth Fertel /Tulane University Community Health Center, is located less than a mile from Faubourg Lafitte and provides an array of adult services including primary care, chronic disease management, geriatrics, health screening, health education, and coaching. The center also provides case management and social services and offers behavioral counseling, stress management, relationship and family therapy. Additionally, the proposed Lafitte Senior Housing site is only a few blocks away from the Sojourner Truth Neighborhood Center which is operated by Catholic Charities and acts as a welcoming gathering space and hub for community services.

COMPARABLE SERVICES & COMMUNITY FACILITIES PORTFOLIO-WIDE

HANO currently operates public housing units within 13 large scale sites. The Agency has integrated community facilities into its redevelopment plans and offers a comparable mix of client services and case management at both designated and non-designated properties. Because of the previous elderly designation of the senior sites, there is no impact on non-elderly families on the waitlist or current residents. HANO is committed to our continued growth and increased inventory of available public housing. HANO is currently developing or planning 8 new communities throughout the city, one of which at the old BW Cooper lots will also be senior housing, adding 103 senior units to our PBV inventory. Accessible units in mixed population communities will still be available for non-elderly families with disabilities.

Site Based Community Facilities

There are community centers with on-site activities at the following HANO sites: Fischer Senior Village, Guste High Rise, Harmony Oaks (formerly C.J. Peete), The Estates (formerly Desire), Columbia Parc (formerly St. Bernard), and Lafitte Sojourner Truth Center. River Garden does not have an on-site community center but has access to Clover which offers a range of programs for children, parents, senior citizens, and medically fragile individuals. Clover is within walking distance to the River Garden site and equipped with a full size gym and other program facilities. Hope House New Orleans, also located in the River Garden neighborhood, provides emergency assistance and referrals for food, rent, clothing, and utility assistance; family transitional housing;

after-school youth programs; adult literacy; GED; and computer training. HANO also has several community centers that give the Agency an opportunity to establish supportive service partnerships, assemble creative financing, and target a greater number of households in need. HANO has been working with local partners and in collaboration with its residents to provide a wide range of community facilities and programs available to residents at both designated and non-designated properties. In addition to providing direct services in some communities, HANO's Department of Client Services monitors and oversees services provided by partners at the various sites to ensure that the needs of residents are being met.

Case Management Services

HANO provides direct case management to over 300 public housing residents at the Crescent Estates (formerly Fischer) and The Estates (formerly Desire) - both HOPE VI sites. At Guste and B.W. Cooper, the Resident Management Corporations (RMCs) administer services to residents, but HANO oversees and monitors these activities and maintains open communication so that all service opportunities are available to them. HANO currently oversees and monitors the 3rd party contractors that provide supportive services to residents on the following sites: Harmony Oaks (Urban Strategies), Columbia Parc (Clover), Faubourg Lafitte (Catholic Charities), River Garden (HRI), and Iberville (Urban Strategies). The Estates will also have a 3rd party social service provider in the near future.

Job Training/Education Programs

The sites with 3rd party service providers have partnered with organizations that render on-site resident services such as education, training and employment programs. Other programs include: job preparation and placement assistance; on-site job fairs that target public housing residents; health fairs; and follow-up with residents and employers post-placement.

Youth and Young Adult Programs

A variety of youth and young adult programs are offered at all of the sites encompassing Girl/Boy Scouts, afterschool programs, mentoring and tutoring, youth employment, dance and karate classes as well as youth crime prevention, youth entrepreneurship and employment programs.

Health Care, Mental Health, and Substance Abuse

HANO does not directly provide healthcare, mental healthcare, or substance abuse services. The sites with 3rd party service contractors have established relationships with several health and mental health agencies such as Tulane Mobile Health Unit, LSU Mobile Health Unit, St. Thomas Health Clinic, Odyssey House and Daughters of Charity to name a few. HANO also has referral relationships with several other service organizations throughout New Orleans.

Treatment of Current Tenants Due to Designation

All four of the four sites proposed under HANO's DHP currently house tenants. Due to the previous designation of these units as elderly only, the units are currently occupied by elderly households. HANO's proposed designation will not impact people with physical disabilities age 62 or older as they will continue to be eligible for HANO's designated elderly units. Also, near-elderly individuals between the ages of 50 and 61 will be eligible to occupy the designated units if there are no applicants

age 62 or over on the waiting list. This designation will have no impact on non-elderly households or waitlist members.

No Eviction or Lease Termination Due to Designation

No current tenant will be evicted or required to vacate in conjunction with the implementation of this Designated Housing Plan.

Voluntary Relocation Because of the Designation

It is important to reiterate that no tenant will be forced to move under this Designated Housing Plan. Current tenants who want to voluntarily transfer will be accommodated in accordance with HANO's Admissions and Continued Occupancy Policy and Residential Lease.

- Non-Elderly tenants who reside in buildings designated for elderly-only occupancy under this DHP may apply for a transfer to comparable units in non-designated buildings once the DHP is approved by HUD. HANO will notify all such tenants of the designation and inform them of applicable relocation provisions.
- Elderly tenants who reside in buildings assigned for family occupancy may voluntarily apply for a transfer to buildings designated for elderly-only occupancy.

Uniform Relocation Assistance (URA) Act of 1970 Does Not Apply

No tenant of HANO shall be considered to be displaced for the purposes of the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 because of the designation of existing projects or buildings or portions of the buildings. All units are currently occupied by elderly tenants.

HANO, however, will provide access to comparable housing including appropriate services and design features at a rental rate paid by the tenant that is comparable to the unit which the person or family has vacated. HANO will also provide for the payment of actual, reasonable moving expenses to non-elderly tenants who reside in buildings approved designated for elderly-only occupancy and who voluntarily apply for a transfer to comparable units in non-designated buildings.

Statement of Fair Housing

The Housing Authority of New Orleans does not discriminate on the basis of disability in the admission to, or treatment or employment in, its program or activities. HANO assures that no tenants' rights will be violated in the designation of units as elderly-only public housing. This Plan is in compliance with the non-discrimination requirements in Section 504 of the Rehabilitation Act of 1973 and Americans with Disabilities Act (ADA) regulations.