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HANO Announces Preservation of Guste High Rise and Long-Term Stabilization of the Guste Homes Community

HANO to Assume Direct Management of Guste High Rise, Guste I, Guste II, and Guste III While Advancing Building Improvements and Resident Protections

New Orleans – The Housing Authority of New Orleans (HANO) announced today that it has successfully worked with the U.S. Department of Housing and Urban Development (HUD) to preserve Guste High Rise as an active, affordable senior housing community, ending months of uncertainty surrounding the future of the building and ensuring that residents will be able to remain in their homes while long-term improvements move forward.

Late last year, HUD directed HANO to begin a federal Section 33 required conversion process for Guste High Rise due to increasing vacancy levels, rising operating costs, and concerns regarding the property's long-term sustainability, including unpaid utility bills. Under federal law, developments meeting certain thresholds become subject to a conversion process that can ultimately result in the closure of public housing units.

Rather than allow the property to move toward closure, HANO worked with HUD to identify a path focused on preserving housing for seniors, stabilizing operations, improving conditions within the building, and protecting residents.

“Guste High Rise is an important part of New Orleans and home to generations of residents,” said Marjorianna Willman, Executive Director of HANO. “Our focus has always been protecting the people who live there. We were able to work with HUD to keep this community online while beginning the work necessary to improve the quality of life for residents and ensure the property remains viable for years to come.”

As part of this stabilization effort, HANO will assume direct management responsibility for Guste High Rise, Guste I, Guste II, and Guste III. The transition to direct management will allow HANO to move forward with a comprehensive stabilization and improvement plan that includes:

- Building repairs and infrastructure upgrades;
- Enhanced maintenance and operational oversight;
- Quality-of-life and safety improvements for residents;
- Increased coordination with HUD and supportive service providers;
- Financial and operational stabilization measures; and
- Long-term planning for the continued preservation of the Guste Homes community.

HANO emphasized that resident protections remain the top priority throughout the process. Residents will continue to receive support services, and HANO intends to maintain ongoing engagement with residents and community stakeholders as improvements move forward.

“For Guste High Rise residents, this is a major step in the right direction to curtail uncertainty. The building will remain open, and quality-of-life improvements are beginning,” Willman said. “Our priority now is making sure residents see meaningful improvements in their homes, their building, and their daily quality of life.”

HANO stated that the future of the Guste Homes community will continue to be shaped through engagement with residents, HUD, community stakeholders, and local leadership as the preservation and improvement efforts move forward.

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About Housing Authority of New Orleans

The Housing Authority of New Orleans (HANO) is focused on providing affordable housing opportunities for low-income residents of the city of New Orleans while laying the foundation for economic sustainability. HANO serves over 22,000 low-income families through its affordable housing programs. HANO also serves public housing needs for the elderly, disabled, and veterans.

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