

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 23, 2012**

RESOLUTION NO. 2012-43

WHEREAS, the Housing Authority of New Orleans thoroughly inspected and analyzed the properties as listed on Exhibit A and determined 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 77 remaining Florida Development townhouse units and 50 duplex building foundations at the Florida Development no longer meet the standards of decent, safe and sanitary housing; and,

WHEREAS, the Housing Authority of New Orleans received a report from Perez APC dated October 4, 2012 which assessed the feasibility of rehabilitation of the seventy-seven (77) townhouse units and fifty (50) duplex units 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 the remaining 77 units and 50 duplex foundations at the Florida site; and,

WHEREAS, a resident consultation meeting was held on October 10, 2012 with former Florida Development 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 as a result of the resident consultation meeting as well as 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 the Honorable Mitchell J. Landrieu, Mayor, City of New Orleans, of its plans for demolition;

THEREFORE, BE IT 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 23rd day of October, 2012

APPROVED:



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



October 23, 2012

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 the Florida Site

HANO commissioned a study which was completed in November 2009 of the remaining Katrina damaged townhouses and duplex building foundations at the Florida site. 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. 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) for non-elevator structures. HANO engaged an architect to assess rehabilitation costs and received a cost estimate dated October 4, 2012 stating rehabilitation costs are in excess of 67-percent of the TDC.

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 and approved in August 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 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	<hr/> 77

FLORIDA PHASE I

Duplex Foundations

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