



## ADDENDUM NUMBER THREE

August 31, 2017

### RFI #17-911-18; DEVELOPMENT OF VACANT PROPERTY

THIS ADDENDUM IS BEING ISSUED TO INCORPORATE THE FOLLOWING IN THE REFERENCED REQUEST FOR INFORMATION (RFI)

#### ITEM #1 WRITTEN QUESTIONS RECEIVED

**Q1: Does HANO expect to receive a management fee during operations? If so, how much?**

A1: Typically, HANO would expect to receive a management fee if was the property manager. HANO is not typically the property manager for 3<sup>rd</sup> party developed sites.

**Q2: Regarding the Owner Entity entering into a long-term ground lease of the project, how does HANO calculate the rate of the lease payment, or is that negotiable?**

A2: Ground lease payments are negotiable.

**Q3: What are the current occupancy rates at Marrero Commons and The Estates?**

A3: As of August 2017, overall occupancy of Marrero Common is 97%; The Estates is 93%.

**Q4: Can HANO provide the original floor plans for the Phase II B.W. Cooper buildings?**

A4: Please note that HANO expects to remove the slabs and foundations at BW Cooper Phase II in early 2018. You can contact Emily May in the HANO Development department at (504) 670-3496 to request specific drawings of the original construction.

**Q5: Are the foundations at B.W. Cooper Phase II structurally sound and are there any requirements for additional elevation beyond the height of the current foundations?**

A5: HANO has not performed structural tests on the foundations. Refer to the applicable building code for elevation requirements. Please note that HANO expects to remove the slabs and foundations at BW Cooper Phase II in early 2018.

**Q6: At the B.W. Cooper Phase II site, why were all the buildings not demolished? Is there an expectation that those buildings would remain after redevelopment?**

A6: Three buildings at BW Cooper Phase II were required to be preserved via Memorandum of Agreement with the State Historic Preservation Office. Two buildings are vacant residential buildings. One building is occupied by the BW Cooper Resident Management Corporation.

**Q7: How many families/individuals from the original B.W. Cooper development are still displaced and have expressed a desire to return to this community (i.e., how long is the waiting list for Phase II)?**

A7: No wait list has been established for BW Cooper Phase II.

**Q8: How many seniors are currently housed in Marrero Commons and The Estates?**

A8: HANO's response to this question will be provided in Addendum No. 4, which will be issued shortly.

**Q9: If a developer is interested in developing a portion of a property that is available through this RFI, how would HANO like that to be captured in the response?**

A9: A developer should submit a response to the RFI clearly outlining the portion of the property proposed for development by written description or on a map.

## **ITEM #2 VACANT PROPERTY**

INSERT: Insert into the RFI, "Vacant Sites Inventory – Revision 1", in excel format, as attached.

**Information must be received by the Housing Authority of New Orleans (HANO) in the Department of Procurement and Contracts by 2:00 p.m. CST on Thursday, October 5, 2017. All terms and conditions shall remain as stated in the original Request for Information. All addenda must be acknowledged.**

**END OF ADDENDUM NUMBER THREE**

**Vacant Sites Inventory  
Revision 1**

Address	Land Area (square feet *unless otherwise noted)	Neighborhood	Scattered Sites Strategy Designation	Current Zoning
1423-23 1/2 Benton	1,800	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1425-27 Benton	1,800	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
518 Opelousas	2,108	Algiers Point	Westbank	HU-MU; Historic Urban Neighborhood Mixed-Use District
1500 Dumaine	2,331	Treme	Iberville trapezoid	HMR-1; Historic Marigny/Tremé/Bywater Residential District
1616 Laharpe	2,448	7th Ward	Iberville trapezoid	HU-B1; Historic Urban Neighborhood Business District
3819 Havana Pl	2,490	Dillard	none	S-RS; Suburban Single-Family Residential District
8516 Cohn	2,500	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
2400 Jackson	2,880	Central City	Uptown	HU-RD2; Historic Urban Two-Family Residential District
2427 Ursulines	3,136	Treme	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
1414 Congress	3,210	St Claude	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
1416 Congress	3,210	St Claude	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
6000-02 N Robertson	3,225	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1205 S. Saratoga	3,248	Central City	Uptown	HU-RD2; Historic Urban Two-Family Residential District
1209 S Saratoga	3,248	Central City	Uptown	HU-RD2; Historic Urban Two-Family Residential District
1213 S Saratoga (a.k.a 1213-15)	3,248	Central City	Uptown	HU-RM2; Historic Urban Multi-Family Residential District
2234 Lizardi	3,286	Lower 9th	Lower 9th	S-RD; Suburban Two-Family Residential District
2451 Laharpe	3,300	7th Ward	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
2704 A P Tureaud	3,300	7th Ward	7th Ward	HU-RD2; Historic Urban Two-Family Residential District
3425 Hamburg	3,300	St Bernard	none	S-RD; Suburban Two-Family Residential District
1301-03 Gordon	3,330	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1334-36 Charbonnet	3,348	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1927-29 Mandeville	3,360	St. Roch	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
1818 Bayou Rd	3,416	Treme	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
2225 Third	3,450	Central City	Uptown	HU-RM1; Historic Urban Multi-Family Residential District
3605 S Saratoga	3,531	Milan	Uptown	HU-RD2; Historic Urban Two-Family Residential District
1324-26 Eagle	3,600	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1415-17 Gen Ogden (a.k.a. 1417-19)	3,600	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1424 Gordon	3,600	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1625 Eagle	3,600	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1738-40 Gen Ogden	3,600	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
5400 N Villere (a.k.a 5404 N. Villere)	3,600	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1915-17 Feliciana	3,627	St Claude	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
1473 N Prieur	3,689	7th Ward	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
1814 Bayou Rd	3,696	Treme	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
1329-31 Charbonnet	3,700	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1342-44 Alabo	3,720	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1504-06 Alabo	3,720	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District

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1318-20 Gordon	3,780	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
1340 Gordon	3,780	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
2118-20-22 Danneel	3,780	Central City	Uptown	HU-RM1; Historic Urban Multi-Family Residential District
2405 Charbonnet	3,782	Lower 9th	Lower 9th	S-RD; Suburban Two-Family Residential District
1808 Bayou Rd	3,846	Treme	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
1416 Lamanche	3,920	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1410-12 Caffin	3,930	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
1436-38 Caffin	3,930	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
1440-42 Caffin	3,930	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
2115-17 St Ann	3,937	Treme	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
2120 Hope	4,096	7th Ward	7th Ward	HU-RD2; Historic Urban Two-Family Residential District
1834 Ursulines	4,134	Treme	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
1816 Clio	4,156	Central City	Uptown	MU-2; High Intensity Mixed-Use District
8520 Zimple (a.k.a 8522)	4,500	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
8718-20 Willow	4,500	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
2123-25-27 Painters	4,515	St. Roch	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
2129-31-33 Painters	4,515	St. Roch	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
518 Cadiz	4,515	West Riverside	Uptown	HU-RD2; Historic Urban Two-Family Residential District
919 N Villere	4,572	Treme	Iberville trapezoid	HMR-1; Historic Marigny/Tremé/Bywater Residential District
717 DeArmas	4,644	McDonogh	Westbank	HU-RD2; Historic Urban Two-Family Residential District
9031 Cohn	4,680	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
4700 Flake (a.k.a 4760)	4,750	Plum Orchard	New Orleans East	S-RD; Suburban Two-Family Residential District
220-22 Eleonore	4,800	West Riverside	Uptown	S-RD; Suburban Two-Family Residential District
3749-55 Apache	4,800	Desire	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
8729 Plum (a.k.a 8733)	4,800	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1757 Duels	4,917	7th Ward	7th Ward	HU-RD2; Historic Urban Two-Family Residential District
6318-20 N Villere	5,070	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
3421 Hamburg (a.k.a 3419-21)	5,100	St Bernard	none	S-RD; Suburban Two-Family Residential District
1916-18 N Roman	5,120	7th Ward	7th Ward	HU-RD2; Historic Urban Two-Family Residential District
2023 N Robertson	5,130	7th Ward	7th Ward	HMR-2; Historic Marigny/Tremé/Bywater Residential District
8811 Hickory (a.k.a 1802 Eagle)	5,400	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
10820 Yardley	5,549	Little Woods	New Orleans East	S-RS; Suburban Single-Family Residential District
2018 Bienville	5,637	Tulane-Gravier	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
2205 St Bernard (a.k.a 2205-09)	5,887	7th Ward	Iberville trapezoid	HU-B1; Historic Urban Neighborhood Business District
5048 Read (a.k.a Parcel 56641 Read Rd)	5,900	Read Blvd W	New Orleans East	S-RS; Suburban Single-Family Residential District
8826 Jeannette)	5,940	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1915 Leonidas (a.k.a 1909)	6,000	Leonidas	Carrollton	S-RS; Suburban Single-Family Residential District

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1925 Monroe	6,000	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
3023 Amazon	6,000	Tall Timbers	Westbank	HU-RD2; Historic Urban Two-Family Residential District
4925 Baccich	6,000	Gentilly Terr	none	HU-RD2; Historic Urban Two-Family Residential District
8725-27 Plum	6,000	Leonidas	Carrollton	S-RS; Suburban Single-Family Residential District
1751-53 Tupelo	6,016	Lower 9th	Lower 9th	S-RD; Suburban Two-Family Residential District
4811 Marais	6,031	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
4815 Marais	6,031	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1406-08 Congress	6,420	St Claude	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
1415-17 Tupelo	6,771	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1615 Port	6,812	St. Claude	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
1111-13-15-17 Reynes	7,140	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1514-16 Gordon	7,200	Lower 9th	Lower 9th	S-RS; Suburban Single-Family Residential District
1530 Gordon	7,200	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
1531-33 Gordon	7,200	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
Parcel 40493 Danube (a.k.a 7909 Danube)	7,200	Little Woods	New Orleans East	HU-MU; Historic Urban Neighborhood Mixed-Use District
5718-20 Claiborne	7,314	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
1913 Wilton	7,500	St Anthony	none	HU-MU; Historic Urban Neighborhood Mixed-Use District
539 Patterson	7,500	Algiers Point	Westbank	S-RS; Suburban Single-Family Residential District
40 Tara Ln (a.k.a 6758 Tara Ln)	7,560	West Lk Forest	New Orleans East	S-RS; Suburban Single-Family Residential District
6955 Downman Rd	7,560	Pines Village	New Orleans East	S-RM2; Suburban Multi-Family Residential District
1300-02 Tupelo	7,605	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1308-10 Tupelo	7,605	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
5901 Dorothea	7,920	Pines Village	New Orleans East	S-RS; Suburban Single-Family Residential District
5520-22-24-26 Urquhart (a.k.a. 1238-40-42 Caffin)	8,184	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
3013-15 Mandeville	8,480	St. Roch	Upper 9th/St Claude/St Roch	HU-RD1; Historic Urban Two-Family Residential District
2901-03-05-07 Dryades	8,800	Central City	Uptown	HU-RD2; Historic Urban Two-Family Residential District
1218 N Broad	9,176	Treme	Iberville trapezoid	HU-MU; Historic Urban Neighborhood Mixed-Use District
4827 N Rampart	9,225	Holy Cross	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
6112-14 N Robertson	10,140	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
6116-18 N Robertson				HU-RD2; Historic Urban Two-Family Residential District
8951 Birch (a.k.a 8901)	10,800	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1800-02 Gordon	11,844	Lower 9th	Lower 9th	S-RD; Suburban Two-Family Residential District
1804-06 Gordon				S-RD; Suburban Two-Family Residential District
1808-10 Gordon				S-RD; Suburban Two-Family Residential District
1231 Constance (a.k.a. 1229)	12,042	Lower Garden	Uptown	HU-RD2; Historic Urban Two-Family Residential District
1319 Montegut	12,834	St. Claude	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
Parcel 40492 Danube (a.k.a 7917 Danube)	13,200	Little Woods	New Orleans East	S-RS; Suburban Single-Family Residential District

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1511-17 Eganias	13,440	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
2256 Baronne	13,524	Central City	Uptown	HU-RM1; Historic Urban Multi-Family Residential District
1501-03 Benton	14,400	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
1505-07 Benton				HU-MU; Historic Urban Neighborhood Mixed-Use District
1509-11 Benton				HU-MU; Historic Urban Neighborhood Mixed-Use District
1513-15 Benton				HU-MU; Historic Urban Neighborhood Mixed-Use District
1000 Melpomene	14,402	Lower Garden	Uptown	HU-RD2; Historic Urban Two-Family Residential District
1008 Melpomene				HU-RD2; Historic Urban Two-Family Residential District
1016 Melpomene				HU-RD2; Historic Urban Two-Family Residential District
1227-29-31 Alabo	14,810	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1233-35-37 Alabo				HU-RD2; Historic Urban Two-Family Residential District
1239-45 Alabo				HU-RD2; Historic Urban Two-Family Residential District
6317-19 N Robertson	17,441	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
6301-03 N Robertson				HU-RD2; Historic Urban Two-Family Residential District
6309-11 N Robertson				HU-RD2; Historic Urban Two-Family Residential District
400 Dufossat (a.k.a 5200 Tchoupitoulas)	18,640	West Riverside	Uptown	MU-1; Medium Intensity Mixed-Use District
1016-18-20 Tennessee	18,720	Holy Cross	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1022-24-26 Tennessee				HU-RD2; Historic Urban Two-Family Residential District
1028-30-32 Tennessee				HU-RD2; Historic Urban Two-Family Residential District
1034-36-38 Tennessee				HU-RD2; Historic Urban Two-Family Residential District
1715 Cambronne (a.k.a. 1711)	25,222	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1723 Cambronne (a.k.a 1711)				HU-RD2; Historic Urban Two-Family Residential District
1727 Cambronne (a.k.a. 1711)				HU-RD2; Historic Urban Two-Family Residential District
1735 Cambronne (a.k.a 1711)				HU-RD2; Historic Urban Two-Family Residential District
3249 Tchoupitoulas	32,824	Irish Channel	Uptown	MU-1; Medium Intensity Mixed-Use District
410 Pleasant (a.k.a 3231 Tchoupitoulas)				MU-1; Medium Intensity Mixed-Use District
3250 St Thomas				MU-1; Medium Intensity Mixed-Use District
5842 E Deer Park	35,084	Read Blvd East	New Orleans East	S-RD; Suburban Two-Family Residential District
5854 E Deer Park				S-RD; Suburban Two-Family Residential District
5862 E Deer Park				S-RD; Suburban Two-Family Residential District
5904 E Deer Park				S-RD; Suburban Two-Family Residential District
5912 E Deer Park				S-RD; Suburban Two-Family Residential District
5920 E Deer Park				S-RD; Suburban Two-Family Residential District
5928 E Deer Park				S-RD; Suburban Two-Family Residential District
1400 Gen Ogden	36,132	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1408 Gen Ogden				HU-RD2; Historic Urban Two-Family Residential District
1416 Gen Ogden (a.k.a. 1414)				HU-RD2; Historic Urban Two-Family Residential District

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1424 Gen Ogden (a.k.a. 1416)				HU-RD2; Historic Urban Two-Family Residential District
1432 Gen Ogden (a.k.a. 1424)				HU-RD2; Historic Urban Two-Family Residential District
1440 Gen Ogden				HU-RD2; Historic Urban Two-Family Residential District
1500-06 Hendee	1 acre	Hendee Homes	Westbank	HU-RD2; Historic Urban Two-Family Residential District
1508-14 Hendee				HU-RD2; Historic Urban Two-Family Residential District
1524-30 Hendee				HU-RD2; Historic Urban Two-Family Residential District
1532-38 Hendee				HU-RD2; Historic Urban Two-Family Residential District
1814-20 Lawrence				HU-RD2; Historic Urban Two-Family Residential District
1815-21 Ptolemy				HU-RD2; Historic Urban Two-Family Residential District
6421-23 Law	1.9 acres	Lower 9th	Lower 9th	S-RS; Suburban Single-Family Residential District
6420-22 Florida				S-RS; Suburban Single-Family Residential District
2601-03 Delery				S-RS; Suburban Single-Family Residential District
2609-11 Delery				S-RS; Suburban Single-Family Residential District
2615-17 Delery				S-RS; Suburban Single-Family Residential District
2621-23 Delery				S-RS; Suburban Single-Family Residential District
2627-29 Delery				S-RS; Suburban Single-Family Residential District
2635-37 Delery				S-RS; Suburban Single-Family Residential District
2641-43 Delery				S-RS; Suburban Single-Family Residential District
2600-02 Dubreuil				S-RS; Suburban Single-Family Residential District
2608-10 Dubreuil				S-RS; Suburban Single-Family Residential District
2614-16 Dubreuil				S-RS; Suburban Single-Family Residential District
2620-22 Dubreuil				S-RS; Suburban Single-Family Residential District
2626-28 Dubreuil				S-RS; Suburban Single-Family Residential District
2634-36 Dubreuil				S-RS; Suburban Single-Family Residential District
2640-42 Dubreuil				S-RS; Suburban Single-Family Residential District
6601-03-05-07 Old Gentilly Rd	2.3 acres	Viavant	New Orleans East	C-1; General Commercial District
6609-11-13-15 Old Gentilly Rd				C-1; General Commercial District
6617-19-21-23 Old Gentilly Rd				C-1; General Commercial District
6641-43-45-47 Old Gentilly Rd				C-1; General Commercial District
6649-51-53-55 Old Gentilly Rd				C-1; General Commercial District
6630-32-34-36 Chef Menteur				C-1; General Commercial District
6638-40-42-44 Chef Menteur				C-1; General Commercial District
6646-48-50-52 Chef Menteur				C-1; General Commercial District
6654-56-58-60 Chef Menteur				C-1; General Commercial District
6662-64-66-68 Chef Menteur				C-1; General Commercial District
6670-72-74-76 Chef Menteur				C-1; General Commercial District
6678-80-82-84 Chef Menteur				C-1; General Commercial District



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Address	Land Area (square feet *unless otherwise noted)	Neighborhood	Scattered Sites Strategy Designation	Current Zoning
6686-88-90-92 Chef Menteur				C-1; General Commercial District
7607 Chef Menteur-Comm. Ctr	3.6 acres	Plum Orchard	New Orleans East	C-1;General Commercial District; *structure present
Christopher Park (generally bounded by Murl St., Wall St., Caladium Ln., & Vespasian Blvd)	10 acres		Westbank	S-RM1; Suburban Multi-Family Residential District
7800 Townsend - CMD	1 acre			HI; Heavy Industrial District *structure present
Fischer	7.7 acres	(see map)		OS-N; S-B1; HU-RM1; S-RM1
Press Homes	14 acres	Upper Ninth Ward		S-RD; Suburban Two-Family Residential District
BW Cooper	16 acres	(see map)		HU-RM1; Historic Urban Multi-Family Residential District
Florida	18 acres	(see map)		HU-RM2; Historic Urban Multi-Family Residential District
Desire	41 acres	(see map)		S-RD; Suburban Two-Family Residential District