

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
NOVEMBER 13, 2012**

RESOLUTION NO. 2012-52

WHEREAS, the Housing Authority of New Orleans (HANO) thoroughly inspected and analyzed the properties listed on Exhibit A, which is attached hereto and made a part hereof, and determined the condition of the units and their continued ability to provide decent, safe and affordable housing for low-income residents; and

WHEREAS, after inspection it was concluded that conditions currently exist at 123 scattered site units which no longer meet the standards of decent, safe and sanitary housing; and

WHEREAS, HANO has received reports from various architects and engineers along with Physical Needs Assessments from the EMG Corporation performed in 2009; and

WHEREAS, HANO has determined that it is in the best interest of the Agency and the scattered site residents to demolish these 123 scattered site units; and

WHEREAS, a resident consultation meeting was held on October 9, 2012 with scattered site residents to discuss the proposed demolitions as defined in the HANO 2012 Agency Plan and described herein; and

WHEREAS, HANO has evaluated and considered all comments received as a result of the resident consultation meeting as well as all written comments received and has responded to those comments; and,

WHEREAS, HANO 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, to authorize the demolition of the subject properties, 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 13th day of November, 2012

APPROVAL:



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



November 13, 2012

MEMORANDUM

**To: David Gilmore
Administrative Receiver
Chairman, Board of Commissioners**

**From: Desiree Andrepont
Director of Real Estate Planning and Development**

Re: Demolition of 123 Scattered Site Units

HANO staff and consultants have thoroughly assessed the condition of the scattered sites portfolio. The assessments include a formal Physical Needs Assessment completed in 2009 and preliminary rehabilitation design conducted by local architectural and engineering firms in 2009 and 2010. As a result of these assessments, 123 vacant scattered site units were determined to be physically obsolete to a degree beyond that which would allow implementation of a reasonable program for rehabilitation. The buildings, many of which were damaged by Hurricane Katrina, contain significant termite damage, foundation and other structural deficiencies, and potentially hazardous materials. Significant and cost prohibitive renovations of these buildings would be required in order to remediate these conditions and to meet 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. The rehabilitation costs are in excess of 60-percent of the TDC for these buildings.

In consultation with scattered site residents, HANO has determined that it would be in the best interest of the Agency, residents and the public to demolish these buildings consisting of 123 units. None of the units are currently occupied. The proposed demolition activity is included in HANO's 2012 PHA Plan which has been approved by HUD. The 24 CFR Part 58 environmental review process for the demolition of these units was approved by HUD in May 2011.

It is requested that the Board of Commissioners 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 selected scattered sites.

EXHIBIT A
Housing Authority of New Orleans
Scattered Sites for Demolition

Property Address	Units
Scattered Sites - Westbank	
717 DeArmas Street	3
Hendee Homes	
1500-1508 Hendee Street	4
1508-1514 Hendee Street	4
1524-1530 Hendee Street	4
1532-1538 Hendee Street	4
1814-1820 Lawrence Street	4
1815-1821 Ptolemy Street	4
 Scattered Sites-Downtown	
Mazant Royal	
4200 Royal Street	6
616 France Street	12
620 France Street	11
 Bayou Road	
1814 Bayou Road	3
1818 Bayou Road	3
 Painters Street	
2123-2127 Painters Street	3
2129-2123 Painters Street	3
 2427 Ursulines Street	
	3
 1916-1918 North Roman	
	2
 1927-1929 Mandeville	
	2
 2522 North Rampart Street	
	8
 2115-2117 St. Ann Street	
	2
 Scattered Sites - Uptown	
Cambronne	
1715 Cambronne Street	4
1723 Cambronne Street	4
1727 Cambronne Street	4
1735 Cambronne Street	4
 5312 Constance Street	
	10
 1421-1425 Constance Street	
	3
 2118-2122 Daneel Street	
	3
 8718-8720 Willow Street	
	2
 1738-1740 General Ogden Street	
	2
 2331-2333 Annunciation Street	
	2
	123