

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
SEPTEMBER 17, 2013**

RESOLUTION NO. 2013-43

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

WHEREAS, the Housing Authority of New Orleans has received reports from various architects and engineers along with Physical Needs Assessments; and,

WHEREAS, the Housing Authority of New Orleans has determined that it is in the best interest of the Agency and residents to dispose of these 123 scattered site units to the HANO affiliate, Crescent Affordable Housing Corporation (CAHC); and,

WHEREAS, a resident consultation meeting was held on August 28, 2013 with scattered site residents to discuss the proposed disposition of the properties as referenced on the attached list; and,

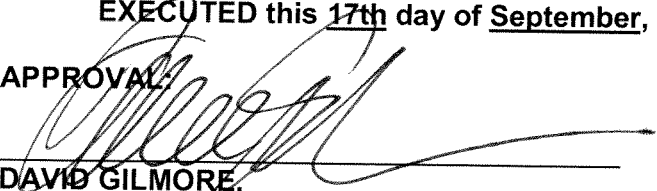
WHEREAS, the Housing Authority of New Orleans has evaluated and considered all comments received as a result of the resident consultation meeting and has responded to those comments; and,

WHEREAS, the Housing Authority of New Orleans sought consultation and received a letter of support dated April 11, 2013 from the Honorable Mitchell J. Landrieu, Mayor, City of New Orleans, of its plans for disposition;

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the disposition of 123 scattered site properties to Crescent Affordable Housing Corporation 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 disposition of all buildings and structures remaining at the sites listed in Exhibit A.

EXECUTED this 17th day of September, 2013

APPROVAL:



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



September 17, 2013

MEMORANDUM

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

**FROM: Desiree Andrepont
Director, Real Estate Planning and Development**

Re: Disposition of 123 Scattered Site Units

The Housing Authority of New Orleans (HANO) staff has thoroughly assessed the condition of the scattered sites portfolio. The assessments include formal Physical Needs Assessment and preliminary rehabilitation designs conducted by local architectural and engineering firms. Final rehabilitation costs were recently completed. 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, the United States Department of Housing and Urban Development (HUD) considers rehabilitation not to be cost effective if such costs exceed 57.14% of the Total Development Cost (TDC) for non-elevator structures. The rehabilitation costs range between 65.13% and 79.46% of the TDC for these buildings.

In consultation with scattered sites residents, HANO has determined that it would be in the best interest of the Agency, residents and the public to dispose of these 123 units to Crescent Affordable Housing Corporation. None of the units are currently occupied. Disposition activity is included in HANO's 2013 PHA Plan which has been approved by HUD. The 24 CFR Part 58 Environmental Review process for disposition and/or demolition of these units was approved by HUD in May 2011.

It is requested that the Board of Commissioners authorize the Administrator Receiver to submit the required application(s) to HUD to authorize the disposition of these properties subject to HUD approval, and to authorize the Administrator Receiver to execute any and all documents necessary in connection with the disposition of the selected scattered sites.

**Housing Authority of New Orleans
Scattered Sites for Disposition**

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	