

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
OCTOBER 28, 2014**

**RESOLUTION NO. 2014-35**

**WHEREAS**, The Housing Authority of New Orleans (HANO) determined the property at 2327 St. Philip Street (the Property), also known as the George O. Mondy Jr. Elementary School, was to be part of the offsite housing plan for the Choice Neighborhoods Implementation (CNI) Grant Agreement between the United States Department of Housing and Urban Development ("HUD"), the Housing Authority of New Orleans ("HANO"), and the City of New Orleans ("CNO") executed in 2012; and

**WHEREAS**, HANO has committed to providing 821 replacement units of public housing and/or project based voucher units; and

**WHEREAS**, the Orleans Parish School Board (OPSB), the current owner of the Property, has the authority to transfer the property to HANO for its appraised value without public bid; and

**WHEREAS**, the appraised value, as of August 23, 2014, is \$500,000; and

**WHEREAS**, the proposed developer, Neville Development, will renovate the property into 33 one and two bedroom senior housing units that can be counted towards the CNI replacement housing commitment; and

**WHEREAS**, Neville Development has agreed to provide HANO with sufficient funds to purchase the property from OPSB and to take title to the property after HANO's acquisition.

**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Executive Director to execute all documents necessary to acquire the property located at 2327 St. Philip Street in an amount not to exceed \$500,000.00 from the Orleans Parish School Board and to transfer the property to Neville Development, subject to availability of funds from Neville Development.

**Executed this 28<sup>th</sup> day of October, 2014**

**APPROVAL:**

  
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**DWAYNE G. BERNAL  
CHAIRMAN, BOARD OF COMMISSIONERS**



**October 28, 2014**

**MEMORANDUM**

**To: Dwayne. G. Bernal  
Chairman, Board of Commissioners**

**Through: Gregg Fortner  
Executive Director**

**From: Jennifer Adams  
Acting Director, Real Estate Planning and Development**

**Re: Acquisition of the George O. Mondy, Jr. School from Orleans Parish School Board**

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In 2012, the Housing Authority of New Orleans ("HANO") and the City of New Orleans received a \$30,500,000 Choice Neighborhoods Implementation ("CNI") Grant from the U.S. Department of Housing and Urban Development ("HUD") for the redevelopment of the Iberville public housing site. HANO committed to providing 821 replacement units (public housing or project based vouchers).

The property at 2327 St. Philip Street, also known as the George O. Mondy Jr. Elementary School, is part of the CNI offsite housing plan. The property is currently owned by the Orleans Parish School Board ("OPSB"). State law allows the School Board to transfer property to another government entity at appraised value without going through a public bid process. The appraisal conducted on August 23, 2014 values the property at \$500,000.

Neville Development has presented HANO with a proposal to renovate this property into 33 one and two bedroom units of senior housing that can be counted towards the CNI replacement housing commitment. Neville Development is in process of securing financing for the acquisition and development of the property.

HANO seeks to purchase the property from the School Board and then transfer the property to Neville Development. The acquisition will only take place when and if the developer makes the funds available to HANO for the purchase of the property.

The roof of the school is in need of immediate repair. Water infiltration continues to degrade the building interior. OPSB has stated that they will not expend any additional funds to make the necessary repairs and if not acquired by HANO the property will be auctioned to the highest bidder, and HANO risks losing 33 units of replacement housing for the CNI redevelopment.

HANO requests that the Board of Commissioners authorize the Executive Director to execute all documents necessary to acquire the property at 2327 St. Philip Street, also known as George O. Mondy Jr. Elementary School, in an amount not to exceed \$500,000.00, subject to the

availability of funds from Neville Development, and to transfer of the property to Neville Development for the development of CNI replacement units.