

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
JULY 31, 2018**

**RESOLUTION NO. 2018-10**

**WHEREAS**, The Housing Authority of New Orleans (HANO) determined the property at 5909 St. Claude Avenue, also known as Armstrong Elementary School/McDonogh 19 (Property) represents an opportunity to provide quality affordable housing; and

**WHEREAS**, HANO is committed to increasing the affordable housing stock in Orleans Parish; 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 November 2017, is \$725,000; and

**WHEREAS**, the final appraised value will be determined by an appraisal dated within 180 days of the closing transaction; and

**WHEREAS**, the proposed developer, LTFC-Alembic (Developer), will renovate the Property into an interpretive center and educational space that is dedicated to teaching New Orleans' history of school desegregation and civil rights, a training space for organizing low-income residents and conducting anti-racism training, and 24 rental units targeting seniors, at least 25% and up to 100% of which will be supported by project-based vouchers (PBV) subject to HANO's approval of the PBV application; and

**WHEREAS**, the Developer has agreed to provide HANO with sufficient funds to purchase the property from OPSB at the final appraised value 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 5909 St. Claude Avenue from the Orleans Parish School Board in an amount not to exceed the final appraised value and to transfer the property to the Developer, subject to availability of funds from the Developer.

Executed this 31<sup>st</sup> day of July, 2018

**APPROVAL:**



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**ALICE RIENER  
PRESIDENT, BOARD OF COMMISSIONERS**



**July 31, 2018**

**MEMORANDUM**

**To: Board of Commissioners  
President Alice Riener, Vice President Andreanecia M. Morris,  
Commissioner Toni Hackett Antrum, Commissioner Sharon Jasper,  
Commissioner Debra Joseph, Commissioner Casius Pealer,  
Commissioner Kim Piper and Commissioner Lisha Wheeler**

**Through Gregg Fortner  
Executive Director**

**From: Jennifer Adams  
Director, Development and Modernization**

**Re: Acquisition of Armstrong Elementary from the Orleans Parish School Board**

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The Leona Tate Foundation for Change (LTFC) and Alembic Community Development (Alembic) are partnering to develop the Armstrong Elementary School/McDonogh 19 (Property) located at 5909 St. Claude Avenue in the Lower Ninth Ward. LTFC-Alembic (Developer) has presented the Housing Authority of New Orleans (HANO) with a proposal to renovate the first floor of the Property into an interpretive center and educational space operated by LTFC that is dedicated to teaching New Orleans' history of school desegregation and civil rights, coupled with a training space operated by the People's Institute for Survival and Beyond that builds on its long history of organizing low-income residents and conducting anti-racism training around the world. The second and third floors will house 24 residential units targeting seniors, at least 25% and up to 100% of which will be supported by project-based vouchers (PBV) subject to approval from HANO of the PBV application.

The Orleans Parish School Board (OPSB) currently owns the Property but has designated it as surplus and has authorized its sale to HANO at appraised value. HANO, upon receipt of the funds from the Developer to acquire the Property, seeks to then transfer the Property to the Developer. The acquisition will only take place when and if the Developer makes the funds available to HANO for the purchase of the Property. The current appraisal, dated November 2017, is \$725,000. The final transaction price will be determined by a final appraisal dated within 180 days of the closing.

If HANO is unable to secure site control, the property will be auctioned to the highest bidder, and HANO risks losing much-needed affordable rental units.

HANO requests that the Board of Commissioners authorize the Executive Director to execute all documents necessary to acquire the Property at 5909 St. Claude Avenue, also known as Armstrong Elementary School/McDonogh 19, at the final appraised value, subject to the availability of funds from the Developer, and to transfer the property to the Developer for the development of affordable housing, including units assisted by project-based vouchers.