



June 25, 2019

**MEMORANDUM**

**To:** Board of Commissioners  
President Casius Pealer, Commissioner Toni Hackett Antrum,  
Commissioner Isabel Barrios, Commissioner Sharon Jasper,  
Commissioner Debra Joseph, Commissioner Kim Piper, and Commissioner  
Lisha A. Wheeler

**Through** Gregg Fortner  
Executive Director

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

**Re:** Exchange for B.W. Cooper to Orleans Parish School Board

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At one time, the entire BW Cooper site housed over 1,000 families who received public housing assistance from HANO through funding from the Department of Housing and Urban Development (HUD). Post Katrina, a master plan reimagined the property as a 660-unit mixed-income community. The 1950s housing stock was demolished and 410 homes were built on adjacent portions of the property. Diminishing financial resources presented a barrier to completing the final 250 homes planned for the area. Up to 200 of those homes were to stand on the BW Cooper Phase IIA site (HANO Property) which is approximately 8 acres roughly bounded by Galvez, Erato, Prieur, and Earhart. The Property was appraised in 2018 for \$2.8 million, and HANO has prepared the site for redevelopment by completing over \$4 million in environmental remediation.

This property remains the largest single block of property owned by HANO in an emerging neighborhood.

Meanwhile, the Orleans Parish School Board (OPSB) has undertaken the redevelopment of the school property adjacent to the southeast portion of the site. In 2017, the OPSB expressed its desire to provide additional space for the Booker T Washington High School redevelopment primarily for athletic fields. In response, HANO proposed the exchange of three OPSB properties (OPSB Properties) which have the potential to yield a comparable number of housing opportunities in emerging areas and areas of high opportunity. The three OPSB properties are:

Address	Sq. Feet	Potential Unit Yield
McDonogh 7 1111 Milan	53,520 (Bldg. 32,000)	30-40 units
Derham 2500 S Rocheblave	151,998	100-115 units

Chester 3944 Clio PI	65,489	45-50 units
	271,007	176-205

Currently, both the McDonogh 7 and Derham properties are extremely low-density zoning. Any land swap must be contingent upon the City Planning Commission (CPC) verifying a possibility for the desired density on each property. The OPSB properties provide HANO less land mass but have the potential to provide a similar unit count if CPC approves the reuse of McDonogh 7 for housing and approves a change in zoning for the Derham property. Further, clean environmental reports will be a requirement of the exchange.

In 2007, the HUD Special Applications Center (SAC) authorized HANO to dispose of the entire BW Cooper Housing Development to the procured developer for the redevelopment of mixed-income housing. In order to proceed with the exchange, HANO is required to request an amendment to the SAC disposition approval to reflect the new owner, method of transfer, and use.

#### REQUEST FOR COMMISSIONER ACTION

Therefore, it is requested that the Board of Commissioners of the Housing Authority of New Orleans authorize the Executive Director to submit to the HUD Special Application Center an amendment to the approved disposition requesting to exchange the HANO Property for the OPSB Properties.

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
JUNE 25, 2019**

**RESOLUTION NO. 2019-10**

**WHEREAS**, the Housing Authority of New Orleans (“HANO”) is the owner of certain vacant property located in the State of Louisiana, Parish of Orleans, which land is known as an eight (8) acre portion of the former B.W. Cooper Housing Development roughly bounded by Galvez, Erato, Prieur, and Earhart (the “HANO Property”); and

**WHEREAS**, the Orleans Parish School Board (“OPSB”) has expressed the desire to obtain the HANO Property to support the redevelopment of its Booker T Washington High School primarily with athletic fields; and

**WHEREAS**, HANO has determined that an exchange of the HANO Property for three (3) properties owned by the to the OPSB located at McDonogh 7/1111 Milan, Derham/2500 S Rocheblave, and Chester/3944 Clio PI (“OPSB Properties”) would mutual benefits for both parties and the community by providing crucial amenities to the high school and provide the potential for a comparable number of housing opportunities in emerging and higher opportunity areas; and

**WHEREAS**, an appraisal dated July 2018 established the value of the property at Two Million Eight Hundred Sixty Five Thousand Dollars (\$2,865,000.00); and

**WHEREAS**, in accordance with 24 CFR 970, the HANO Property was approved for disposition to a third-party developer for the redevelopment of mixed-income housing in 2007; and

**WHEREAS**, significant amendments to the acquiring entity, method of disposition, and/or use of the property must be approved by the HUD Special Applications Center (“SAC”);

**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the Executive Director to submit to the HUD Special Application Center an amendment to the approved disposition requesting to exchange the HANO Property for the OPSB Properties.

**Executed this 25<sup>th</sup> day of June, 2019**

**APPROVAL:**

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**CASIUS PEALER  
PRESIDENT, BOARD OF COMMISSIONERS**