

**Draft Supplemental Environmental  
Assessment**

**Mazant Royal Housing  
Project**

**FEMA-1603-DR-LA**

**Orleans Parish, Louisiana  
April 2010**



**FEMA**

**U.S. Department of Homeland Security  
Louisiana Transitional Recovery Office  
New Orleans, Louisiana 70114**

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## ACRONYMS AND ABBREVIATIONS

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ABFE	Advisory Base Flood Elevation
BMP	Best Management Practice
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
DFIRM	Digital Flood Insurance Rate Map
EA	Environmental Assessment
EIS	Environmental Impact Statement
EO	Executive Order
EPA	U.S. Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
GOHSEP	Governor’s Office of Homeland Security and Emergency Preparedness
HANO	Housing Authority of New Orleans
HDLC	Historic District Landmarks Commission
HP	Historic Preservation
HUD	Housing and Urban Development
IAW	In Accordance with
LA	Louisiana
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
OSHA	Occupational Safety and Health Administration
PA	Programmatic Agreement
Pb	Lead
PL	Public Law
ppm	parts per million
PW	Public Worksheet
SEA	Supplemental Environmental Assessment
SFHA	Special Flood Hazard Area
SHPO	State Historic Preservation Office
SWPPP	Storm Water Pollution Prevention Plan

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## 1.0 INTRODUCTION

### 1.1 Project Authority

Hurricane Katrina, a Category 4 hurricane with a storm surge above normal high tide levels, moved across the Louisiana, Mississippi and Alabama gulf coasts on August 29, 2005. Maximum sustained winds at landfall were estimated at 140 miles per hour. President Bush signed a disaster declaration (FEMA-1603-DR-LA) on August 29, 2005, authorizing the Department of Homeland Security's Federal Emergency Management Agency (FEMA) to provide federal assistance in designated areas of Louisiana. FEMA is administering this disaster assistance pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), Public Law (PL) 93-288, as amended. Section 406 of the Stafford Act authorizes FEMA's Public Assistance Program to repair, restore and replace State and local government and certain Private Nonprofit facilities damaged as a result of the declared event.

The Housing Authority of New Orleans (HANO) has submitted an application for FEMA funding under FEMA's Public Assistance Program being administered in response to FEMA-1603-DR-LA. HANO proposes to construct 18 new public housing units on the block bounded by Mazant, Royal, France, and Chartres Streets in New Orleans, Louisiana. The pre-Katrina Mazant Royal Housing Development had a total of 17,920 square feet. The proposed Mazant Royal Housing Development would be 21,960 feet. According to the applicant, the increase in overall square footage of their project is the result of applicable codes and standards, particularly for the necessary increase in the size of the bedrooms and the number of bathrooms.

The U.S. Department of Housing and Urban Development (HUD) prepared an *Environmental Assessment for HUD-funded Proposals - Mazant Royal Site* (HUD 2007), and issued a Finding of No significant Impact (FONSI) dated May 29, 2007 (HUD 2007a). Any federal agency may adopt another federal or state agency's EA, and is encouraged to do so when such adoption would save time and money (40 CFR §1500.4(n), §1500.5(h), and §1506.3), providing the original document satisfies the agency's National Environmental Policy Act (NEPA) requirements. FEMA has adopted HUD's EA and has also provided supplemental information. HUD's EA is included as Appendix A of this document.

This draft Supplemental Environmental Assessment (SEA) has been conducted in accordance with NEPA, the President's Council on Environmental Quality regulations for implementing NEPA (40 Code of Federal Regulations [CFR] 1500-1508) and FEMA's NEPA implementing regulations at 44 CFR Part 10.

The purpose of this SEA is to analyze potential environmental impacts of the proposed construction project at the Mazant-Royal site. FEMA will use the findings in this SEA to determine whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI).

### 1.2 Background

On August 29, 2005, Hurricane Katrina, a Category 3 hurricane, struck the Gulf Coast Region. The subsequent storm surge damaged levees, resulting in flooding throughout much of the City of New Orleans). As a result of wind and flooding, HANO's entire portfolio of affordable

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housing and associated structures were damaged. Scattered sites located at Chef Menteur Highway and Old Gentilly Road and America Street suffered substantial damage. These buildings provided over 100 bedrooms of affordable housing to HANO's pre-Katrina portfolio.

## **2.0 PURPOSE AND NEED**

As a result of Hurricane Katrina, the HUD units were heavily damaged. The purpose of this proposed action is to consolidate and rebuild housing units. HANO completed a comprehensive assessment of its pre-Katrina scattered site inventory and determined it would be best served to consolidate its affordable housing stock on its larger properties that were least affected by the hurricane. The newly designed units are to be more functionally suited to the requirements and lifestyles of modern day families than the 1960's donor units. HANO seeks to provide families with a safe and decent living environment consistent with today's affordable housing standards. Therefore, the need for the proposed action is to provide safe, decent, affordable housing on sites that are less prone to flooding.

## **3.0 ALTERNATIVES**

This section describes the alternatives that were considered in addressing the purpose and need stated in Section 2. Two alternatives were evaluated: the No Action Alternative, and the Proposed Action Alternative, which is the construction of 18 housing units within the block bounded by Mazant, Royal, France, and Chartres Streets in New Orleans, Louisiana.

### Alternative 1: No Action

Under the No Action Alternative, the Mazant Royal Housing Project would not be constructed. Consequently the site would remain vacant and the shortage of safe, decent, low income housing would continue.

### Alternative 2: Construct 18 New Housing Units (Proposed Action)

Under the Proposed Action Alternative, eighteen units would be built on the Mazant Royal site. This partially vacant square block is located in New Orleans' Bywater neighborhood and is bounded by Mazant, Royal, France and Chartres Streets. There are two buildings on the site owned by HANO, which have continued to provide affordable housing opportunities. HANO has completed a re-subdivision of the remaining lots in the square, and proposes to construct nine new duplex buildings (a total of 18 two and three bedroom units) designed as single story doubles and "camelback" doubles that closely resemble existing architecture in the neighborhood. HANO has worked closely with the Historic District Landmarks Commission (HDLC) to achieve a cohesive streetscape between old and new construction, and has also received approval of its design from the State Historic Preservation Officer (SHPO).

The proposed project would provide 14 public housing/tax credit units and four tax credit/Section 8 units. These would replace and consolidate housing units lost due to Hurricane Katrina that were scattered through the area.

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## 4.0 AFFECTED ENVIRONMENT AND IMPACTS

### 4.1 Floodplains

Executive Order (EO) 11988 (Floodplain Management) requires federal agencies to avoid direct or indirect support of development within the 100-year floodplain whenever there is a practicable alternative. FEMA uses Flood Insurance Rate Maps (FIRMs) to identify the regulatory 100-year floodplain for the National Flood Insurance Program (NFIP).

Orleans Parish enrolled in the National Flood Insurance Program (NFIP), 8/3/1970. Per Preliminary Digital Flood Insurance Rate Map (DFIRM) Panel Number 22071C0235F, dated 11/13/2008, the proposed site is located in a shaded Zone X, outside the Special Flood Hazard Area (SFHA).

No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no impacts to floodplains.

Proposed Action Alternative – The proposed project site is not located within the 100-year floodplain. Construction of the site would not result in short- or long-term effects associated with the occupancy of or modification to floodplains and direct or indirect support of floodplain development; however, the construction should be coordinated with the local floodplain administrator and comply with floodplain ordinances.

### 4.2 Public Health and Safety

Safety and security issues considered in this EA include the health and safety of the area residents and the general public and the protection of personnel involved in activities related to implementation of the proposed project.

Figure 2 Lead-Soil Classification Map in Appendix A shows the levels of lead in the inner city. According to the HANO EA and Environmental Justice Study, the levels of lead (Pb) detected in the soil range from 500 parts per million (ppm) to 1,100 ppm (HANO 2007)(Appendix A). According to EPA 40 CFR Part 745, a soil-lead hazard exists in bare soil that contains total lead equal to or exceeding 400 ppm in a play area or average 1,200 ppm in the rest of the yard. This is based on soil samples. The soil of the proposed Mazant Royal site may be of concern.

Lead in soil can be a public health issue when children play in bare soil or when people bring soil into the house on their shoes. The following two Federal standards have been set for lead hazards in residential soil:

- 400 ppm and higher in play areas of bare soil.
- 1,200 ppm (average) and higher in bare soil in the remainder of the site.

No Action Alternative – Under the No Action Alternative, no construction would occur and the safety of the general public would remain unchanged from current conditions. Under the no action alternative the site would remain vacant. There would not be lead mitigation of this site as

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no child occupied facility would exist onsite. Institutional controls for future use would be developed as appropriate.

Proposed Action Alternative – Under the Proposed Action Alternative, construction of the Mazant Royal Housing Project. This facility would be considered a child occupied facility. The site is in an area of existing elevated lead levels. HUD will mitigate the site to meet EPA as well as HUD’s policies and regulations concerning lead paint exposures, with higher mitigation standards for play areas.

Best Management Practices (BMP’s) for mitigating these levels are listed in Section 6.0 - Conditions and Mitigation Measures. At this time, FEMA does not have HANO’s final mitigation plans. Project construction will involve soil disturbance and may require fill. Soil tests should be performed upon completion of the project to ensure lead base paint compliance in a child occupied facility. These BMP’s serve as recommendation guidelines for potential lead issues.

### **4.3 Cultural Resources**

The consideration of impacts to cultural resources is mandated under Section 106 of the National Historic Preservation Act (NHPA) as implemented by 36 CFR Part 800. Requirements include the identification of historic properties that may be impacted by the proposed action or alternatives within the project’s area of potential effect. Historic properties are archaeological sites, standing structures, or other historic resources listed in or determined eligible for listing in the National Register of Historic Places (NRHP). If adverse effects on historic, archaeological or cultural properties are identified, agencies must consider effects of their activities and attempt to avoid, minimize, or mitigate the impacts to these resources.

FEMA, the Louisiana SHPO, the Louisiana Governor’s Office of Homeland Security and Emergency Preparedness (GOHSEP), the Alabama-Coushatta Tribe of Texas, the Caddo Nation, the Chitimacha Tribe of Louisiana, the Choctaw Nation of Oklahoma, the Coushatta Tribe of Louisiana, the Jena Band of Choctaw Indians, the Mississippi Band of Choctaw Indians, the Quapaw Tribe of Oklahoma, the Seminole Nation of Oklahoma, the Seminole Tribe of Florida, the Tunica-Biloxi Tribe of Louisiana, and the Advisory Council on Historic Preservation have executed a Statewide Programmatic Agreement (PA) dated August 17, 2009 to streamline the Section 106 review process (hereafter referred to as the Statewide PA).

#### **Existing Conditions**

Based on research using the NRHP database on Louisiana Division of Historic Preservation’s website and FEMA’s National Register maps, updated in coordination with SHPO since Hurricane Katrina, FEMA has determined that the project area is located within the Bywater Historic District. The Bywater Historic District was listed in the NRHP on January 23, 1986 under Criterion C for its intact collection of shotgun houses. The period of significance extends from 1807 to 1935. Character-defining features of the district include decorative brackets, front façade shutters, columns, stoops, porches, and housing fronting the sidewalk.

Upon consultation of data provided by SHPO, there are several archaeological sites within 0.5 miles of the project area including two clusters of archaeological sites each comprised of entire city blocks and three individual sites. 16OR130 - 16OR134 comprise various components of a

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plantation complex (nineteenth century artifacts recovered, possible early eighteenth century origins), postbellum agrarian economy and late nineteenth to early twentieth century residential development and are located approximately 750 meters to the east adjacent to the Inner Harbor Navigation Canal. Site 16OR130 features the structural remains of brick-kilns, slave quarters and associated artifacts. Site 16OR131 features an extension of site 16OR130 with an additional late nineteenth century component, but no identified kiln remnants. The artifacts recovered from sites 16OR132, 16OR133 and 16OR134 reflect postbellum residential development and truck farming economy, which later led to neighborhood development in the late nineteenth into the early twentieth century. These sites have been determined eligible for listing in the NRHP due to their research potential. Sites 16OR109 - 16OR114 comprise clusters of late 19th to early 20th century artifacts, recovered primarily in secondary contexts (i.e. artificial fill). These sites have been determined ineligible for listing in the NRHP due to their lack of research potential. Site 16OR107 lies to the southeast of the project area. This site represents an historic 19th/20th century artifacts midden that is not eligible for the NRHP. Site 16OR213 lies to the north of the project area and represents 19th and 20th century residential and commercial middens including cultural deposits associated with a railroad yard. The eligibility of the site for the NRHP has not been fully evaluated.

Through consultation of historic maps, FEMA has determined that the project area includes an entire city block that once formed a portion of a plantation owned by Antoine David Olivier. The center of the plantation complex later served as the St. Mary's Boys Asylum. The orphanage was established in 1835 and operated by the Sisters Marianites of the Holy Cross from France (Clement 1986). The Asylum was moved to the old Olivier Plantation house at the beginning of the Civil War. The 1870 census lists 305 boys and 27 adults inhabiting the complex with a slight rise by the time of the 1880 census with 337 boys and 29 adults. The adults included nuns, priests, teachers, and domestic laborers. The Robinson Map of 1883 depicts the asylum occupying the bulk of the southwestern portion of the city block. Eight additional structures are also depicted within the lot. The next available historic map of the area is the 1895 Sanborn Fire Insurance map, which shows the asylum (or orphanage), but occupying a smaller footprint relative to the lot. At this time, a factory and laundry occupy the western margin, and a chapel lies in the southeastern corner of the lot with other structures such as numerous cisterns, classrooms, and dormitories also indicated; the 1908 Sanborn map of the area is essentially unchanged from the previous version. The 1929 series shows the same structures along the southern, western, and northern perimeters; however, the brick building along the eastern margin of the lot is absent, as is the wooden structure to the immediate north of the former nursery. A description of the lot is provided in a city guide to New Orleans published in 1938:

The Olivier Plantation Home (formerly St. Mary's Orphan Asylum), 4111 Chartres St., once the palatial dwelling of David Olivier, was built about 200 years ago. Its plantation life ended with the Civil War. It was purchased by the Sisters of the Holy Cross to be used as a boys' orphan asylum.

The building, which is now occupied by an old lady and two children who migrated to the refuge from Pointe Coupee, is surrounded by new but deserted brick buildings, and can hardly be seen from the street (Works Progress Administration 1938: 298).

Evidently, by 1938 the site had been abandoned for use as an orphanage and was largely deserted save for the former plantation house. However, by 1998, ten structures (apparently apartment

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buildings) occupied the lot. The next available imagery dates to 2003, at which time eight of the buildings have been demolished, leaving only two structures in the northeastern quadrant of the lot. Currently, these two structures still stand, and the remainder of the lot is either paved or open and used as a playground area.

### **Environmental Consequences**

Alternative 1: No Action Alternative - This alternative does not include any FEMA undertaking; therefore FEMA has no further responsibilities under Section 106 of the National Historic Preservation Act.

Alternative 2: Proposed Action Alternative - The proposed project, which includes the construction of nine new duplex buildings on a block bounded by Royal Street to the north, Mazant Street to the east, Chartres Street to the south, and France Street to the west, has the potential to affect historic resources. The project location is located within the National Register-listed Bywater Historic District and numerous contributing buildings to the district are located within view shed of the proposed construction.

The undertaking proposed would utilize FEMA funding for the construction of nine duplex buildings designed as single-story doubles (1,150 square feet) and camelback doubles (1,350 square feet) on a block bounded by Royal Street to the north, Mazant Street to the east, Chartres Street to the south, and France Street to the west. The new structures will be set on post and beam foundations allowing the structures to be elevated. The exterior walls will be clad in painted cementitious lap siding and trim and the front gabled roofs will be sheathed with architectural style shingles. The proposed construction has the potential to affect above ground historic properties as it is located within the National Register-listed Bywater Historic District. Ground disturbing activities involved in the construction have the potential to affect below ground resources. A review of this project is currently being conducted by FEMA in accordance with FEMA's Statewide PA dated August 17, 2009. According to design plans submitted by the Applicant, the proposed construction will be compatible in design, height, and massing to the district's contributing elements that are located within the Area of Potential Effect. The roof shapes and pitches, fenestration (window) patterns, installation of decorative brackets, inclusion of porches, as well as the setbacks on the lots all, will complement the existing architectural character of the neighborhood. Therefore, FEMA anticipates that the proposed construction will not alter the character-defining features of the Bywater Historic District and will not diminish the district's integrity of design, materials, workmanship, setting and feeling.

The proposed construction also has the potential to affect below ground resources as it is located on the site of an early to mid-nineteenth century plantation and later orphanage. In addition, tribes with association to the New Orleans area, especially the Mississippi Band of Choctaw Indians, have expressed concerns about the potential for prehistoric cultural material at this location due to the close proximity to the Mississippi River and its situation on top of the natural levee. Soil probing by FEMA archaeologists in January, March, and April 2010 at the project location revealed that subsurface impacts from the construction of modern buildings on the lot have extended to great depth and have largely destroyed the cultural deposits that were present on the lot. Due to the early development of the lot and the presence of at least a limited amount of architectural remains, however, FEMA will recommend the presence of an archaeological monitor during all ground disturbing activities associated with the construction of the HANO

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housing including utilities, driveways, and out buildings at this location. This recommendation will be forthcoming following consultation with SHPO and federal tribes that have historic association to the vicinity of New Orleans.

FEMA has determined a No Adverse Effect to Historic Properties with Conditions, and is currently seeking concurrence for this finding with SHPO and the Tribes. The conditions for the project include the presence of an archaeological monitor during all ground disturbing activities associated with the construction of the HANO housing including utilities, driveways, and out buildings at project location. The archaeological contractor must first submit a management summary and then a monitoring report to FEMA's Historic Preservation Department. Both reports must meet the Louisiana Division of Archaeology's report standards (ADD REFERENCE). Any artifacts generated by the project will be washed, catalogued and identified. The material will be curated at the Louisiana Division of Archaeology's Curation Facility at the Galvez Building, Baton Rouge, Louisiana. The applicant must also comply with the Louisiana Unmarked Human Burial Sites Preservation Act (R.S. 8:671 et seq.) and the Inadvertent Discovery Clause.

## **5.0 CUMULATIVE IMPACTS**

According to the Council on Environmental Quality (CEQ) regulations, cumulative impacts represent the impact on the environment that results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency (federal or non-federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time (40 CFR 1508.7)." In accordance with NEPA and to the extent reasonable and practical, this EA considered the combined effect of the Proposed Action Alternative and other actions occurring or proposed in the vicinity of the proposed project site. FEMA has identified no other projects that, when added to the proposed project, would be expected to have a cumulative impact on the human and natural environment.

## **6.0 CONDITIONS AND MITIGATION MEASURES**

Based upon the studies and consultations undertaken in this Supplemental EA, several conditions must be met and mitigation measures must be taken by the applicant prior to and during project implementation.

- Lead hazards can be temporarily reduced by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called "interim controls") are not permanent solutions and will need ongoing attention. Permanent abatement (or permanent hazard elimination) methods include removing or sealing lead-based paint with special materials, such as capping. HUD has monitoring and protocols that address lead contamination in soil. EPA has adopted Lead Paint regulations as well(40 CFR Part 745). On-site soil testing will determine appropriate mitigation IAW these regulations.

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- Vegetable gardens should be prohibited in lead-contaminated soil. Lead poisoning can result from eating produce grown in leaded soil. Additional recommendations for lead in soil levels between 400 and 5,000 ppm (mg/kg):
    - Cover bare soil by planting grass, piling mulch or sand on top of it, or landscaping with sod and bushes. In areas near children's playgrounds, cover soil with mulch and gravel piled at least 6 inches.
    - Move play areas away from contaminated soil.
    - Put doormats outside and inside all entryways. Remove shoes before entering.
  - If soil has a high lead level (usually above 5,000 ppm), remediation and management of the contamination should be initiated in accordance with applicable federal, state, and local regulations.
  - All work shall comply with EPA guidelines for removal of contaminated soils. This will include testing for contaminants and determining the area of contamination. Excavation of contaminated soils and safe transport and proper disposal of contaminated soil in a regulated landfill. Excavated contamination area will be lined with a geo textile membrane and clean soil will be used to replace contaminated soils.
  - A storm water pollution prevention plan should be prepared and BMP's for storm water management should be implemented to minimize any detrimental effects to water quality during project implementation.
  - The conditions for the project include the presence of an archaeological monitor during all ground disturbing activities associated with the construction of the HANO housing including utilities, driveways, and out buildings at the project location. The archaeological contractor must first submit a management summary and then a monitoring report to FEMA's Historic Preservation Department. Both reports must meet the Louisiana Division of Archaeology's report standards (ADD REFERENCE). Any artifacts generated by the project will be washed, catalogued and identified. The material will be curated at the Louisiana Division of Archaeology's Curation Facility at the Galvez Building, Baton Rouge, Louisiana.
  - Any fill or borrow material used in the repair activities must be sourced from sites that do not contain any buried cultural materials (i.e. wells, cisterns, foundations, basements, prehistoric Indian artifacts, human burials, and the like). If during the course of work, archaeological artifacts (prehistoric or historic) or human remains are discovered, the applicant shall stop work in the vicinity of the discovery and take all reasonable measures to avoid or minimize harm to the finds. The applicant shall inform their Public Assistance contacts at FEMA, who will in turn contact FEMA Historic Preservation (HP) staff. The applicant will not proceed with work until FEMA HP completes consultation with the SHPO. In addition, if unmarked graves are present, compliance with the Louisiana Unmarked Human Burial Sites Preservation Act (R.S. 8:671 et seq.) is required. The applicant shall notify the law enforcement agency of the jurisdiction where the remains are located within twenty-four hours of the discovery. The applicant shall also notify FEMA and the Louisiana Division of Archaeology at 225-342-8170 within seventy-two hours of the discovery. Failure to comply with these stipulations may jeopardize receipt of FEMA funding.

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- To reduce potential short-term effects to air quality from construction related activities, the contractor should use Best Management Practices to reduce fugitive dust generation and diesel emissions.
  - All construction activities should be conducted in a safe manner in accordance with OSHA requirements.
  - If hazardous constituents are unexpectedly encountered in the project area during the proposed construction operations, appropriate measures for the proper assessment, remediation and management of the contamination should be initiated in accordance with applicable federal, state, and local regulations.
  - Appropriate measures to prevent, minimize, and control spills of hazardous materials should be taken, and any hazardous and non-hazardous wastes generated should be disposed of in accordance with applicable federal, state, and local requirements.
  - The applicant is responsible for acquiring any necessary permits prior to commencing construction at the proposed project site in accordance with applicable local, state, and federal regulations.

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Appendix A

HUD EA

# Environmental Assessment for HUD-funded Proposals

Recommended format per 24 CFR 58.36, revised February 2004  
[Previously recommended EA formats are obsolete]

Project Identification: Mazant Royal Site  
4100 Royal Street  
4114 Royal Street  
601 Mazant Street  
615 Mazant Street  
621 Mazant Street  
600 France Street  
New Orleans, Louisiana

Preparer: Andrew Hanson, W.D. Scott Group, Inc.

Responsible Entity: Housing Authority of New Orleans

Month/Year: March, 2007

## Environmental Assessment

**Responsible Entity:**

City of New Orleans

[24 CFR 58.2(a)(7)]

**Certifying Officer:**

Jeffrey H. Riddel, Deputy Executive Administrator

[24 CFR 58.2(a)(2)]

**Project Name:**

Mazant Royal Site

**Project Location:**

4100 and 4114 Royal Street, 601, 615, 621 Mazant Street,

and 600 France Street

**Estimated total project cost:**

\$5.1 M

**Grant Recipient:**

Housing Authority of New Orleans

[24 CFR 58.2(a)(5)]

**Recipient Address:**

4100 Touro Street

New Orleans, LA 70122

**Project Representative:**

Judith Moran

**Telephone Number:**

504-670-3426

**Conditions for Approval:** (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

**FINDING:** [58.40(g)]

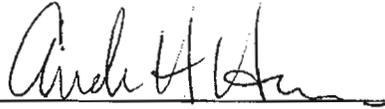
**Finding of No Significant Impact**

(The project will not result in a significant impact on the quality of the human environment)

**Finding of Significant Impact**

(The project may significantly affect the quality of the human environment)

**Preparer Signature:**



**Date:** March 13, 2007

**Name/Title/Agency:**

Andrew Hanson / Operations Manager / W. D. Scott Group, Inc.

**RE Approving Official Signature:**



**Date:** May 29, 2007

**Name/Title/ Agency:**

Anthony M. Faciane, Deputy Chief for Development, City of New Orleans  
Office of Planning and Development

**Statement of Purpose and Need for the Proposal:** [40 CFR 1508.9(b)]

The Mazant Royal Site is being considered for the development of eighteen (18) units, of which fourteen (14) will be public housing/tax credit units and four (4) will be tax credit/Section 8 Project Based housing units. Activities also include the disposition of the site to Mazant Royal LLC, an entity of HANO qualified to accept tax credits. The site will be redeveloped by a non-profit entity of HANO with 2 and 3-bedroom units duplex units designed to be compatible with the neighborhood.

**Description of the Proposal:** Include all contemplated actions that are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The activities subject to the environmental review are: 1) construction of 18 new rental units, including 4 Section 8 Project Based units, 2) infrastructure construction and 3) disposition of property to the Mazant Royal LLC through a long-term ground lease. These activities will be financed wholly or in part with federal funds. The financing for this project includes approximately \$1.9 M in Section 14 Capital Fund Program or other HANO funding for housing and infrastructure financing and \$3M in tax credit equity. Construction of the units is expected to be completed by April 2008.

**Existing Conditions and Trends:** Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

Surrounding the site is a mix of residential neighborhoods, unsubsidized privately owned rental property, commercial sites, single family homeownership units, vacant and deteriorating commercial buildings, and vacant rental property. The site itself is unoccupied and will remain so in the absence of the project. The surrounding area was inundated with flood waters related to Hurricane Katrina, although the site itself did not receive flood waters.

## Statutory Checklist

[24CFR §58.5]

Record the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. [Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references.] Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

<b>Factors</b>	<b>Determination and Compliance Documentation</b>
<b>Historic Preservation</b> [36 CFR 800]	The SHPO states that there are No Historic Properties Affected: "Section 106 Review for Mazant Royal Housing Project and Adjacent Properties." Pam Breaux, State Historic Preservation Officer, December 1, 2006. (Attachment 1)
<b>Floodplain Management</b> [24 CFR 55, Executive Order 11988]	The project location is not within a 100 year floodplain according to NFIP Map 225203 0180 E (Attachment 2).
<b>Wetlands Protection</b> [Executive Order 11990]	The project does not involve new construction within or adjacent to wetlands, marshes, wet meadows, mud flats, or natural ponds per field observation (6/7/2004) and USDI Fish & Wildlife Service Map found at <a href="http://wetlandsfws.er.gov">http://wetlandsfws.er.gov</a> (Attachment 3).
<b>Coastal Zone Management Act</b> [Sections 307(c), (d)]	The project does not require a coastal use permit according to Phone interview with Tim Killeen, Coordinator for Support Services for the Eastern Region, Louisiana Department of Natural Resources. September 18, 2006.
<b>Sole Source Aquifers</b> [40 CFR 149]	The project is not located within a US EPA designated sole source aquifer watershed area according to Map of sole source aquifers in EPA region VI obtained from EPA website: <a href="http://www.epa.gov/OGWDW/swp/ssa/reg6.html">www.epa.gov/OGWDW/swp/ssa/reg6.html</a> (Attachment 4).
<b>Endangered Species Act</b> [50 CFR 402]	The project is not likely to threaten endangered species or critical habitats according to Department of Wildlife & Fisheries finding. (Attachment 5).
<b>Wild and Scenic Rivers Act</b> [Sections 7 (b), (c)]	The project is not located within one mile of a listed Wild and Scenic River according to US DOI NPS list found at <a href="http://www.nps.gov/rivers/wildriverlist.html">www.nps.gov/rivers/wildriverlist.html</a> (Attachment 6).
<b>Air Quality</b> [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	The project is located within an "attainment" area according to the "Criteria Pollutant Area Summary Report" USEPA. <a href="http://www.epa.gov/oar/oaqps/greenbk/ancl2.html">www.epa.gov/oar/oaqps/greenbk/ancl2.html</a> . March 2, 2006 (Attachment 7).

<b>Farmland Protection Policy Act</b> [7 CFR 658]	The project site does not include prime or unique farmland according to "Soil Survey of Orleans Parish, Louisiana." USDA, Soil Conservation Service. 1987.
<b>Environmental Justice</b> [Executive Order 12898]	The majority of the Imperial Site area is considered a minority and low income population, the revitalization and redevelopment of the area will provide a net positive impact on the residents, as well as the surrounding community. While there are recognized temporary impacts such as increased construction traffic, there are clear, defined positive environmental impacts to the area. The data is summarized in an Environmental Justice document compiled by U. S. Risk Management, March, 2007. (Attachment 8)

**HUD Environmental Standards**

<b>Factors</b>	<b>Determination and Compliance Documentation</b>
<b>Noise Abatement and Control</b> [24 CFR 51 B]	A Noise Assessment Survey is required due to the close proximity of Railroads. The Noise Assessment has determined that the noise level in the area is "Acceptable" by HUD Standards. (Attachment 9)
<b>Toxic/Hazardous/ Radioactive Materials, Contamination, Chemicals or Gases</b> [24 CFR 58.5(1)(2)]	The subject and adjacent properties are free of hazardous materials, contamination, toxic chemicals, gasses and radioactive substances which could affect the health or safety of occupants or conflict with the intended use of the subject property according to Phase I Environmental Site Assessment; Mazant Royal (LA001044); Prepared by PPM Consultants; June 2006.
<b>Siting of HUD-Assisted Projects near Hazardous Operations</b> [24 CFR 51 C]	The project is located at an Acceptable Separation Distance from any above-ground explosive or flammable fuels or chemicals containers according to "Siting of HUD-Assisted Projects Near Hazardous Facilities."
<b>Airport Clear Zones and Accident Potential Zones</b> [24 CFR 51 D]	The project is not within an FAA-designated civilian airport Runway Clear Zone or Runway Protection Zone, or within a military airfield Clear Zone or Accident Potential Zone or Approach Protection Zone according to: Interviews with -Joel Jenkinson, Airport Operations Mgr, Lakefront Airport- Thomas Grantham, Architect Planner, Naval Air Station- Glen Whittaker, Operations Supervisor, Louis Armstrong, International Airport

## Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Site is currently vacant. Surrounding area is residential. The architect for the project, Perez Architects, will ensure all zoning is appropriate. Angela O'Byrne, Perez Architects, January, 2007.
Compatibility and Urban Impact	1	Surrounding area is residential. Perez Architects will design structures compatible with the area. Angela O'Byrne, Perez Architects, January, 2007.
Slope	1	The site is relatively flat, and the Project will not significantly alter the slope. Angela O'Byrne, Perez Architects, January, 2007.
Erosion	1	During construction, best management practices (BMPs) will be utilized to minimize erosion and runoff. Typically, these requirements are mandated by the City of New Orleans prior to issuance of construction permits. Angela O'Byrne, Perez Architects, January, 2007.
Soil Suitability	1	Soil is typical for the region, Commerce series. The soils have moderate shrink-swell potential, which should be considered during construction. "Soil Survey of Orleans Parish", U.S. Department of Agriculture.
Hazards and Nuisances including Site Safety	1	No indications of hazards and nuisances on site. The Project will be fenced to restrict access for the local population during construction.
Energy Consumption	1	Energy consumption for the site will increase, but the increase of 18 additional units will not significantly impact the Entergy power grid. Interview with Dylan Francis, Entergy.
<b>Noise</b> - Contribution to Community Noise Levels	1	Project should have no significant contribution to noise levels. Construction will potentially produce noise issues, but construction BMPs and daily schedule will be used to minimize impact to the surrounding area. Construction traffic will be routed to the site using major arteries, most likely Chartres Street. Typically, the city will specify traffic routes for construction sites in the permitting process.
<b>Air Quality</b> Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	Project should have no significant contributions to air quality. Construction BMPs will be utilized to minimize dust and other air emissions during construction.
<b>Environmental Design</b> Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	Project should have no significant contributions to environmental design of area. The land use is not changing. Angela O'Byrne, Perez Architects, January, 2007.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	2	The Project is expected to have a positive impact to the area. Post Katrina, the population of New Orleans is well below pre-Katrina numbers. The addition of affordable housing will allow more residents to return. The Project also specifies mixed income housing to moderate the economics of the area.
Displacement	1	Site currently vacant, no residents will be displaced.
Employment and Income Patterns	2	Project could potentially provide a positive impact in employment and income patterns with the additional mixed use housing.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	Pre-Katrina, there were sufficient educational facilities. Additional facilities are reoccupied as the population returns. The small number of units would not cause a major change to the area schools' enrollments. According to the New Orleans Public School website, all new students will be accommodated with appropriate classroom instruction and materials, and transportation will be provided for all students greater than one mile from their school. In the immediate area, Tureaud Elementary is located near the site, and offers k-5 instruction as of 8/2006. McDonough #15 is near the site, offering K-8 instruction as of 8/2006. Frederick Douglass High School is the closest High School, and is open as of 8/2006. <a href="http://www.nolapublicschools.net">www.nolapublicschools.net</a> .
Commercial Facilities	1	Commercial facilities are readily accessible. Nearby commercial corridors on St. Claude Avenue and N. Claiborne Avenue are slowly recovering.
Health Care	1	Katrina related events have reduced the city capacity for medical care, but as the population returns, services return. Emergency health care will be readily available at the completion of the project. University Hospital has reopened and is a functional trauma unit. Interview with Medical Center of New Orleans officials. September 11, 2006.
Social Services	1	According to the New Orleans Neighborhoods Rebuilding Plan website ( <a href="http://www.nolanrp.com">www.nolanrp.com</a> ), multiple churches and parks exist within the surrounding community. Representatives for the Association of Retarded Citizens, CASA, Catholic Charities, and the Children's Bureau were interviewed and confirmed that they would be capable of supporting the increased population of the site.
Solid Waste	1	The existing municipal solid waste disposal system will be able to adequately service the proposed development. Construction debris will be managed by the contractor. Upon inhabitation, the residents would register with the authorized city solid waste management company for collection. According to the City of New Orleans website, <a href="http://www.cityofno.com">www.cityofno.com</a> , the site is in the current garbage collection route.
Waste Water	1	Existing municipal sewage systems will be able to adequately service the proposed development. Construction run off will be controlled by BMPs. Bryan Jones, New Orleans Sewerage and Water Board.
Storm Water	1	Existing municipal stormwater disposal systems will be able to adequately service the proposed development. Construction run off will be controlled by BMPs. Bryan Jones, New Orleans Sewerage and Water Board.

Water Supply	1	Existing municipal water supply systems will be able to adequately service the proposed development. Nearby facilities have sufficient utilities. According to the City of New Orleans website, <a href="http://www.cityofno.com">www.cityofno.com</a> , the site is in the current service area.
Public Safety - Police	1	Site within five minutes of police services. City of New Orleans website. The site is in Police Precinct 5. According to Precinct 5 dispatch, the precinct would be capable of managing additional units.
- Fire	1	Site within six minutes of fire fighting protection. City of New Orleans website.
- Emergency Medical	1	Site within six minutes of emergency health care providers. University Hospital is located <2 miles from the site.
Open Space and Recreation - Open Space	1	An open play area is planned in the project design. Angela O'Byrne, Perez Architects, January, 2007.
- Recreation	1	The area is a typical residential neighborhood. An open play area is planned in the project design. Angela O'Byrne, Perez Architects, January, 2007.
- Cultural Facilities	1	The area is a typical residential neighborhood. Cultural Facilities exist in surrounding areas. Churches are located nearby. The area is known for a large population from the art community.
Transportation	1	Pre-Katrina, there were sufficient public transportation services. Additional transportation services become available as the population returns. According to the Regional Transit Authority's website, <a href="http://www.Regionaltransit.org">www.Regionaltransit.org</a> , bus service is available in the immediate area (St. Claude Ave. at Poland Avenue).

Natural Features	Code	Source or Documentation
Water Resources	1	The project will have no significant impact on local water resources. There are no naturally occurring waterways in the vicinity with the exception of the Mississippi River, but the site is well insulated from the River by other structures.
Surface Water	1	The project will have no significant impact on local surface water. There are no naturally occurring surface water locations in the vicinity with the exception of the Mississippi River, but the site is well insulated from the River by other structures.
Unique Natural Features and Agricultural Lands	1	There is no evidence on site of unique or natural land features. The site is not located on agricultural lands.
Vegetation and Wildlife	1	The project will have no significant impact on vegetation and wildlife based on current and future conditions.

Other Factors	Code	Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	The site is not located in a Special Flood Hazard Area. NFIP Map 225203 0180 E (Attachment 2).
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	The site is not located in a Coastal Barrier Resource System (CBRS). NFIP Map 225203 0180 E (Attachment 2).

Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The project is not within an FAA-designated civilian airport Runway Clear Zone or Runway Protection Zone, or within a military airfield Clear Zone or Accident Potential Zone or Approach Protection Zone according to: Interviews with -Joel Jenkinson, Airport Operations Mgr, Lakefront Airport- Thomas Grantham, Architect Planner, Naval Air Station- Glen Whittaker, Operations Supervisor, Louis Armstrong, International Airport
Other Factors	1	No other relevant factors to be considered for this project.

## Summary of Findings and Conclusions

### ALTERNATIVES TO THE PROPOSED ACTION

#### **Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

(Identify other reasonable courses of action that were considered and not selected such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

#### Locate Project Elsewhere: Adverse Impacts

A. Property suitable for low income housing is becoming scarce in New Orleans and the process of finding a new site capable of accomodating such a population would both time consuming and costly. In addition, the current location was not flooded during recent events associated with Hurricane Katrina in August and September, 2005. The availability of property for public housing not in the 100 year flood plain is limited.

B. The area of the project is near an area that received considerable devastation from Katrina related flooding. Providing housing in the area may help to revitalize the area.

#### Locate Project Elsewhere: Benefits

A. None apparent that are not already provided by the proposed location.

#### **No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

#### No Action Alternative: Adverse Impacts

A. Without this project, the now-vacant site will remain vacant. Redevelopment of the site should help to strengthen the residential character of the surrounding neighborhood.

B. Without this project, the City will lose an opportunity to add a significant number of new housing units for a segment of low-income households in New Orleans. This will significantly hinder the City of New Orleans in its efforts to rebuild its conventional public housing sites.

#### No Action Alternative: Benefits

A. Project construction will temporarily affect surrounding area in terms of dust, noise, and traffic hindrances. This impacts would be avoided if the project is not built. Permit conditions will be imposed to mitigate these temporary negative impacts due to construction.

#### **Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

None.

#### **Additional Studies Performed**

(Attach studies or summaries)

Phase I Environmental Site Assessment; Mazant Royal (LA001044); Prepared by PPM Consultants, June, 2006. (Summary only)

## List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

1. Louisiana State Historic Preservation Office. State historic Preservation Officer, Laurel Wyckoff.
2. Federal Emergency Management Agency. [www.fema.gov](http://www.fema.gov)
3. United States Department of Wildlife and Fisheries. [wetlandsfws.er.gov](http://wetlandsfws.er.gov).
4. Louisiana Department of Natural Resources, Coastal Management Division. Tim Killeen, Coordinator for Support Services for the Eastern Region.
5. United States Environmental Protection Agency. [www.epa.gov](http://www.epa.gov).
6. Louisiana Department of Wildlife and Fisheries.
7. National Park Service. [www.nps.gov/rivers/wildriverlist.html](http://www.nps.gov/rivers/wildriverlist.html).
8. "Criteria Pollutant Area Summary Report." USEPA. [www.epa.gov/oar/oaqps/greenbk/and2.html](http://www.epa.gov/oar/oaqps/greenbk/and2.html). May 21, 2004.
9. "Soil Survey of Orleans Parish, Louisiana." United States Department of Agriculture, Soil Conservation Service. 1987.
10. Naval Air Station, Joint Reserve Base, New Orleans, Louisiana. Public Works Department. Thomas Grantham, Architect/Facilities Planner.
11. Lakefront Airport. Joel Jenkinson, Airport Operations Manager.
12. Louis Armstrong International Airport. Glen Whittaker, Operations Supervisor.
13. PPM Consultants
14. Housing Authority of New Orleans. Judith Moran, Blair Minnard.
15. New Orleans Police Department.
16. City of New Orleans website, [www.cityofno.com](http://www.cityofno.com).
17. Regional Transit Authority website, [www.regionaltransit.org](http://www.regionaltransit.org).
18. New Orleans Public Schools website, [www.nolapublicschools.net](http://www.nolapublicschools.net).
19. Bryan Jones, New Orleans Sewerage and Water Board.

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND  
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

**Date of Notice:** May 29, 2007  
**Responsible Entity:** Anthony Faciane, City of New Orleans  
**Address:** 1340 Poydras St. Suite 1000  
**City, State, Zip Code:** New Orleans, LA 70112  
**Telephone Number of RE:** 504-658-4217

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of New Orleans .

**REQUEST FOR RELEASE OF FUNDS**

On or about June 15, 2007, the City of New Orleans will authorize the Housing Authority of New Orleans to submit requests to HUD for the release of funds for the following undertaking:

approximately \$1,900,000 in Capital Grant Funds in accordance with Section 14 of the U.S. Housing Act of 1937, or other HANO Funds, to undertake a project known as the Redevelopment of Mazant Royal for the purpose of constructing 18 new housing units at the HANO site known as Mazant Royal. This project includes approximately \$3,000,000 in Low Income Housing Tax Credit Equity.

**FINDING OF NO SIGNIFICANT IMPACT**

The City of New Orleans has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file with:

**Anthony Faciane  
Environmental Certifying Officer  
Deputy Chief for Development  
City of New Orleans  
1340 Poydras Street, Suite 1000  
New Orleans, LA 70122  
Telephone: (504) 658-4217**

It may be examined or copied weekdays 9A.M to 4:00P.M.

## **PUBLIC COMMENTS**

**Any individual, group, or agency may submit written comments on the ERR to the Certifying Officer designated above. All comments received by June 14, 2007 will be considered by Anthony Faciane prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.**

## **RELEASE OF FUNDS**

**The City of New Orleans certifies to HUD that Anthony Faciane, in his capacity as Executive Assistant to the Mayor and Environmental Certifying Officer, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Housing Authority of New Orleans to use Program funds.**

## **OBJECTIONS TO RELEASE OF FUNDS**

**HUD will accept objections to its release of funds and the City of New Orleans certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases:**

- (a) the certification was not executed by the Certifying Officer of the City of New Orleans**
- (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58;**
- (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or**
- (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD administration office at address of that office at:**

**United States Department of  
Housing and Urban Development  
Division of Public and Indian Housing  
Hale Boggs Federal Building  
500 Poydras Street 9<sup>th</sup> Floor  
New Orleans, LA 70130  
Telephone: (504) 589-7251**

**Potential objectors should contact HUD to verify the actual last day of the objection period.**

**ENVIRONMENTAL ASSESSMENT  
CFR part 58.36**

**Mazant Royal Site  
4100 Royal Street et. al.  
New Orleans, Louisiana**

**ATTACHMENT 1**

**FINDING BY STATE HISTORIC  
PRESERVATION OFFICER**

**ENVIRONMENTAL ASSESSMENT  
CFR Part 58.36**

**Mazant Royal Site  
4100 royal Street et al  
New Orleans, Louisiana**

**LIST OF ATTACHMENTS**

- 1. FINDING BY STATE HISTORIC PRESERVATION OFFICER**
- 2. NFIP MAP 225203 0180E**
- 3. USDI FISH & WIDLIFE SERVICE MAP**
- 4. USEPA DESIGNATED SOLE SOURCE AQUIFER MAP**
- 5. FINDING BY LOUSIANA DEPARTMENT OF WILDLIFE & FISHERIES**
- 6. USDOI LIST OF WILD AND SCENIC RIVERS**
- 7. USEPA CRITERIA POLLUTANT AREA SUMMARY REPORT**
- 8. ENVIRONMENTAL JUSTICE**
- 9. NOISE ASSESSMENT SURVEY**



MITCHELL J. LANDRIEU  
LIEUTENANT GOVERNOR

**State of Louisiana**  
OFFICE OF THE LIEUTENANT GOVERNOR  
DEPARTMENT OF CULTURE, RECREATION & TOURISM  
OFFICE OF CULTURAL DEVELOPMENT  
DIVISION OF ARCHAEOLOGY

ANGÈLE DAVIS  
SECRETARY  
PAM BREUX  
ASSISTANT SECRETARY

December 1, 2006

Mr. Andrew Hanson  
Operations Manager  
W.D. Scott Group, Inc.  
1117 Wright Avenue  
Gretna, LA 70056

Re: File # 2945

Section 106 Review for Mazant Royal Housing  
Project and Adjacent Properties  
Bounded by Royal Street, France Street,  
Chartres Street and Mazant Street  
New Orleans, Orleans Parish, LA

Dear Mr. Hanson:

Thank you for your letter of November 20, 2006, concerning the above-referenced properties. First, we would note that federal regulations place the ultimate responsibility for determining National Register eligibility on the federal agency conducting the undertaking, and the role of the State Historic Preservation Officer's (SHPO) is to consult with the federal agency. That said, it is our opinion that the Mazant Royal Housing Project and adjacent properties do not meet the criteria for listing in the National Register of Historic Places and their demolition would not constitute an adverse effect on an historic property. Please note, that at this point we cannot speak to the potential effects to historic properties that may occur due to proposed new construction, as we have not seen the plans.

However, we are recommending archaeological monitoring during the re-development of this property, due to the prospect that ground disturbance at the site could uncover archaeological features below the surface. As we trust, HUD is aware, such monitoring involves the presence of an on-site archaeologist. We have included a copy of our contracting archaeologists list for your convenience.

You ask in your letter if the properties' Area of Potential Effects (APE) includes a historic district or property. It is up to the federal agency to define the APE for each undertaking and

Mr. Andrew Hanson  
December 1, 2006  
Page 2

identify any historic properties within the APE. We can say that, based on the street boundaries that are referenced in your letter, the Mazant Royal Housing Project and Adjacent Properties are located within the boundaries of the National Register Bywater District.

If you have any questions, please contact Mike Varnado in the Division of Historic Preservation at (225) 342-8160 or Cheraki Williams in the Division of Archaeology at (225) 342-8170.

Sincerely,



Pam Breaux  
State Historic Preservation Officer

PB:MV:CW:s

Encl.: as stated

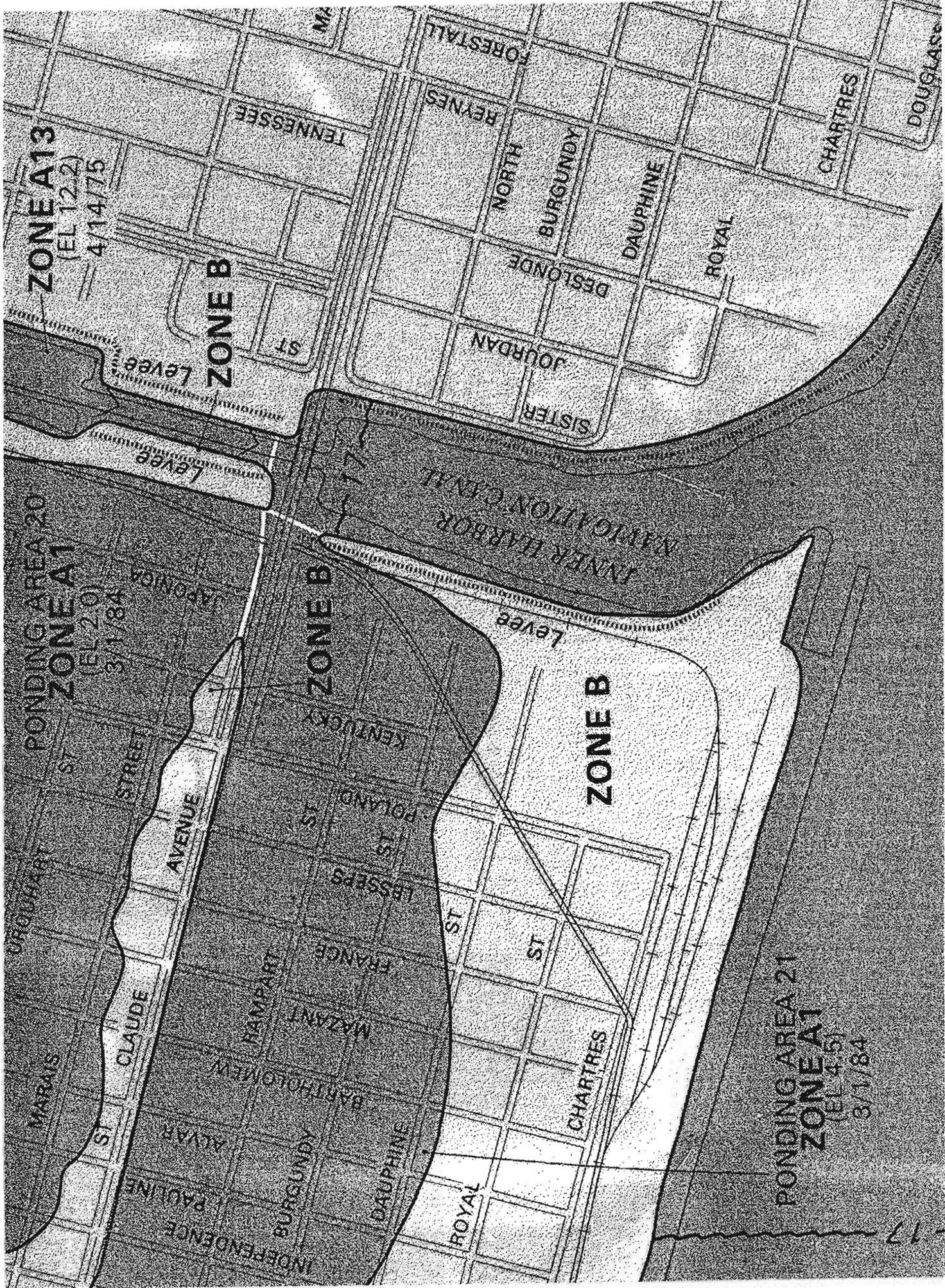
Cc: Charlene Vaughn, ACHP  
David Blick, HUD  
Roma Campanile, HUD  
Judith Moran, HANO

**ENVIRONMENTAL ASSESSMENT  
CFR part 58.36**

**Mazant Royal Site  
4100 Royal Street et. al.  
New Orleans, Louisiana**

**ATTACHMENT 2**

**NFIP MAP 225203 0180E**



**ZONE A13**  
(EL 12.2)  
4/14/75

**ZONE B**

**ZONE A1**  
(EL 2.0)  
3/1/84

**ZONE B**

**ZONE B**

**ZONE A1**  
(EL 4.6)  
3/1/84

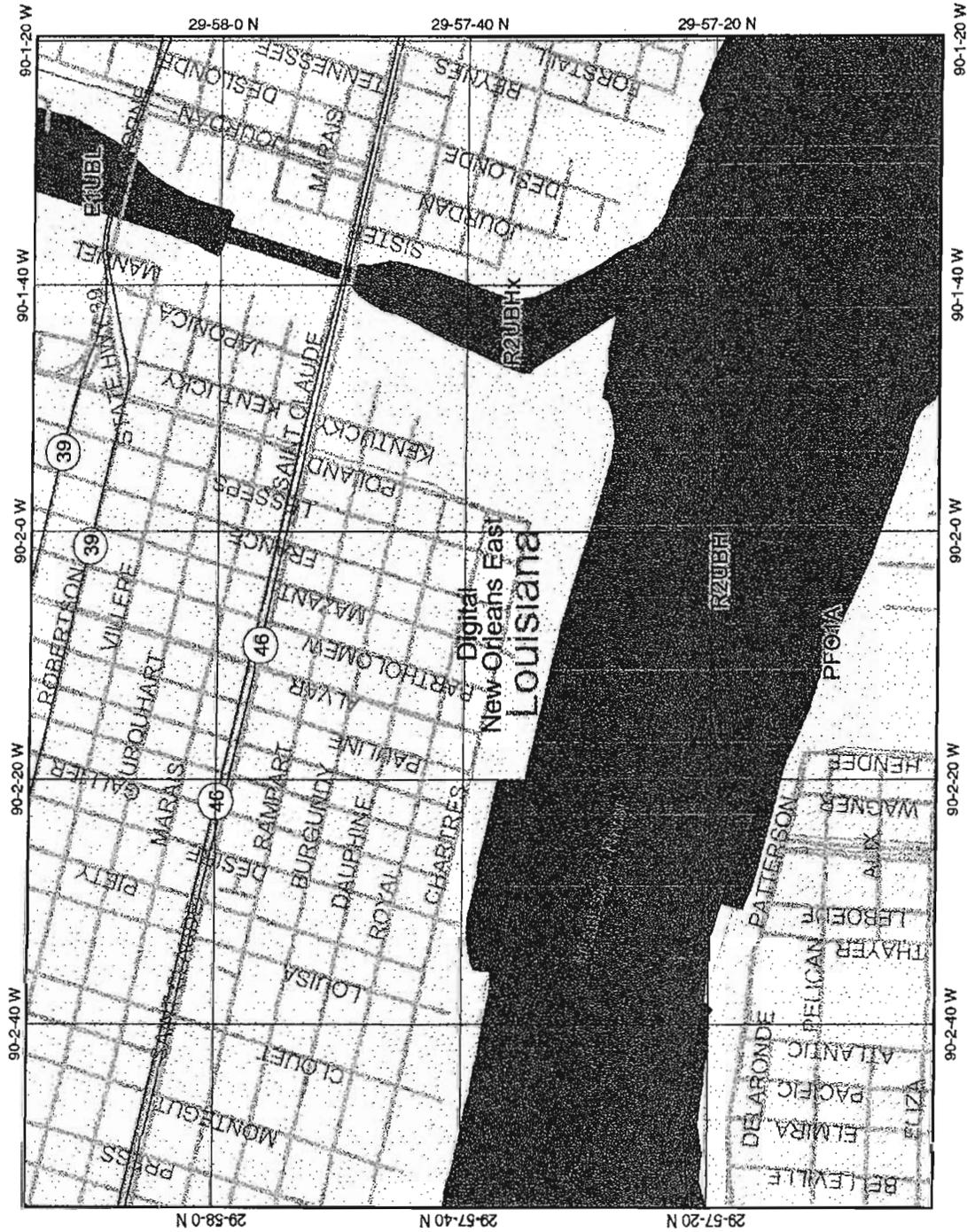
**ENVIRONMENTAL ASSESSMENT  
CFR part 58.36**

**Mazant Royal Site  
4100 Royal Street et. al.  
New Orleans, Louisiana**

**ATTACHMENT 3**

**USDI FISH & WILDLIFE SERVICE MAP**

# Wetlands Mazant



Map center: 29° 57' 38" N, 90° 2' 7" W

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



## Legend

- Interstate
- Major Road
- Other Road
- Interstate
- State highway
- US highway
- Roads
- Cities
- USGS Quad Index 24K
- Lower 48 Wetland Polygons
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- Lower 48 Available Wetland Data
- Non-Digital
- Digital
- No Data
- Scan
- NHD Streams
- Counties 100K
- Urban Areas 300K
- States 100K
- South America
- North America



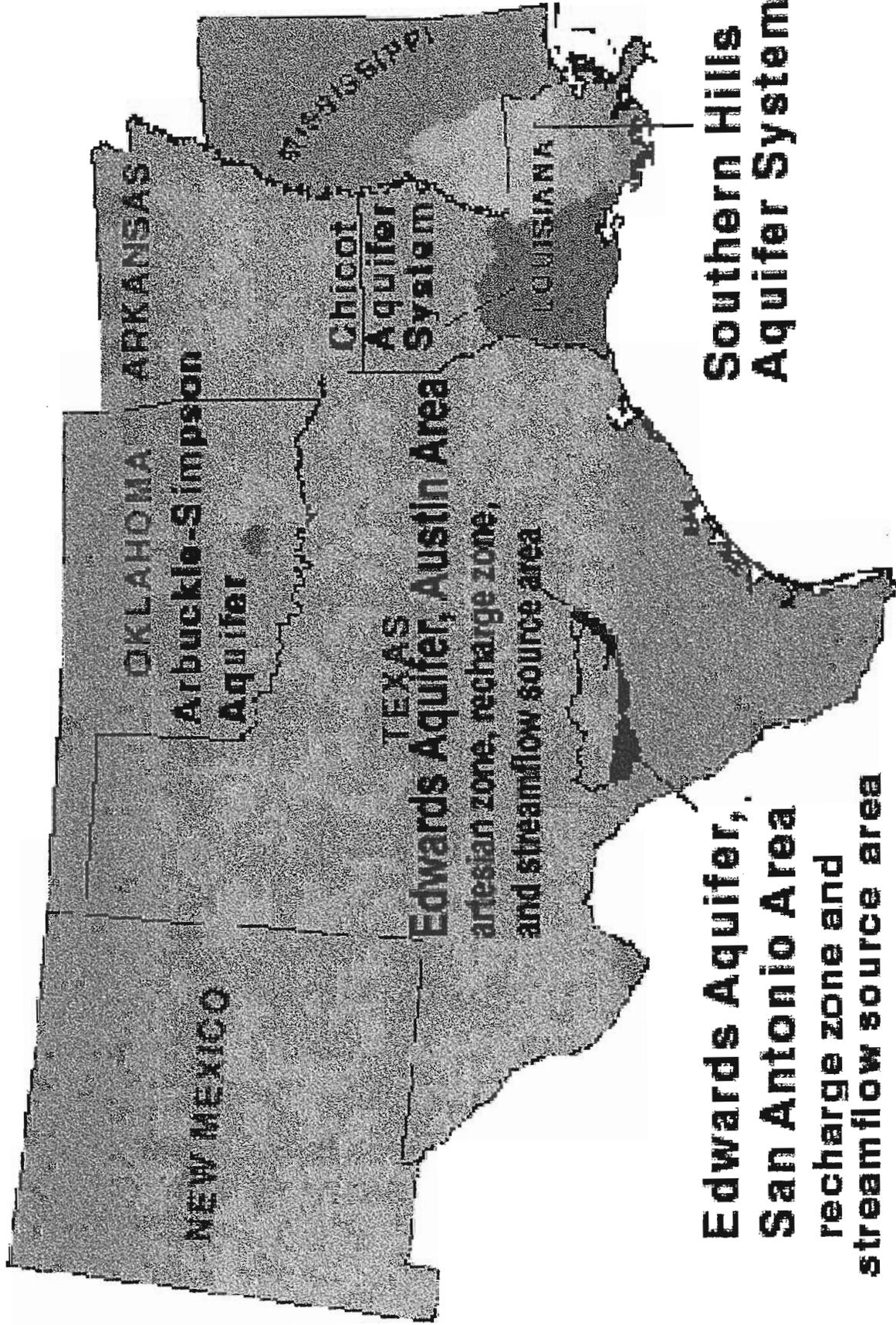
Scale: 1:21,155

**ENVIRONMENTAL ASSESSMENT  
CFR part 58.36**

**Mazant Royal Site  
4100 Royal Street et. al.  
New Orleans, Louisiana**

**ATTACHMENT 4**

**USEPA DESIGNATED SOLE SOURCE AQUIFER MAP**



**Edwards Aquifer,  
San Antonio Area  
recharge zone and  
streamflow source area**

**Southern Hills  
Aquifer System**

**ENVIRONMENTAL ASSESSMENT  
CFR part 58.36**

**Mazant Royal Site  
4100 Royal Street et. al.  
New Orleans, Louisiana**

**ATTACHMENT 5**

**FINDING BY LOUISIANA DEPARTMENT OF  
WILDLIFE & FISHERIES**

# W. D. Scott

group, inc.

August 16, 2006

Environmental Branch  
Department of Wildlife and Fisheries  
P.O. Box 98000  
Baton Rouge, LA 70898-9000  
Attn: LNHP Data Manager

**Re: Review of Proposed Project  
Mazant Royal Site  
Our File # 2945**

The Scott Group is requesting a review of a proposed project by the Louisiana Natural Heritage Program. The project involves the revitalization of the Mazant Royal Site bounded by Royal Street to the north, France Street to the east, Chartres Street to the south, and Mazant Street to the west. The Street Address of the Property is:

4100 Royal Street  
New Orleans, Louisiana 70117

We are performing this review to comply with necessary requirements of the Housing and Urban Development (HUD) 4128 form. The Housing Authority of New Orleans (HANO) has asked for our assistance with this matter and imposed a deadline of September 30, 2006. Thank you for your assistance in this matter. If there is any way I can be of assistance, or if further discussion would be of help in any way, please call at (504)-393-7338.

Sincerely,

**W. D. SCOTT GROUP, INC.**



Andrew H. Hanson  
Operations Manager

2945\WLF.lt.ahh.wpd

**ENVIRONMENTAL ASSESSMENT  
CFR part 58.36**

**Mazant Royal Site  
4100 Royal Street et. al.  
New Orleans, Louisiana**

**ATTACHMENT 6**

**USDOI LIST OF WILD AND  
SCENIC RIVERS**

**River Mileage Classifications for Components of the National Wild & Scenic Rivers System**  
*January 2002*

*To print this table, set your computer and printer to print landscape.*

River Present Units in the National System	Administering Agency	Miles by Classification				Total Miles
		Wild	Scenic	Recl		
Middle Fork Clearwater, Idaho (P.L. 90-542 -- October 2, 1968)	Forest Service	54.0	--	131.0	185.0	
Eleven Point, Missouri (P.L. 90-542 -- October 2, 1968)	Forest Service	--	44.4	--	44.4	
Feather, California (P.L. 90-542 -- October 2, 1968)	Forest Service	32.9	9.7	35.0	77.6	
Rio Grande, New Mexico (P.L. 90-542 -- October 2, 1968)	Forest Service and Bureau of Land Mgt.	53.2	--	2.5	55.7	
Rio Grande, New Mexico (P.L. 103-242 -- May 4, 1994)	Bureau of Land Mgt.	--	12.5	--	12.5	
Rio Grande, Texas (P.L. 95-625 -- November 10, 1978)	National Park Service	95.2	96.0	--	191.2	
Rogue, Oregon (P.L. 90-542 -- October 2, 1968)	Forest Service Bureau of Land Mgt.	13.0 20.6	7.5 --	17.0 26.4	37.5 47.0	
St. Croix, Minnesota & Wisconsin (P.L. 90-542 -- October 2, 1968)	National Park Service	--	181.0	19.0	200.0	
St. Croix (Lower), Minnesota & Wisconsin (P.L. 92-560 -- October 25, 1972)	National Park Service	--	12.0	15.0	27.0	
St. Croix (Lower), Minnesota & Wisconsin (Secretarial Designation -- June 17, 1976)	National Park Service	--	--	25.0	25.0	

Middle Fork Salmon, Idaho (P.L. 90-542 -- October 2, 1968)	Forest Service	103.0	--	1.0	104.0
Salmon, Idaho (P.L. 96-312 -- July 23, 1980)	Forest Service	79.0	--	46.0	125.0
Wolf, Wisconsin (P.L. 90-542 -- October 2, 1968)	National Park Service	--	24.0	--	24.0
Allagash Wilderness Waterway, Maine (Secretarial Designation -- July 19, 1970)	State of Maine	92.5	--	--	92.5
Little Miami, Ohio (Secretarial Designation -- August 20, 1973)	State of Ohio	--	18.0	48.0	66.0
Little Miami, Ohio (Secretarial Designation -- January 28, 1980)	State of Ohio	--	--	28.0	28.0
Chattooga, North and South Carolina, Georgia (P.L. 93-279 -- May 10, 1974)	Forest Service	39.8	2.5	14.6	56.9
Little Beaver, Ohio (Secretarial Designation -- October 23, 1975)	State of Ohio	--	33.0	--	33.0
Snake, Idaho & Oregon (P.L. 94-199 -- December 31, 1975)	Forest Service	32.5	34.4	--	66.9
Rapid, Idaho (P.L. 94-199 -- December 31, 1975)	Forest Service	26.8	--	--	26.8
New, North Carolina (Secretarial Designation -- April 13, 1976)	State of North Carolina	--	26.5	--	26.5
Missouri, Montana (P.L. 94-486 -- October 12, 1976)	Bureau of Land Mgt.	64.0	26.0	59.0	149.0
Missouri, Nebraska & South Dakota (P.L. 95-625 -- November 10, 1978)	National Park Service	--	--	59.0	59.0
Missouri, Nebraska & South Dakota (P.L. 102-50 -- May 24, 1991)	National Park Service	--	--	39.0	39.0

Flathead, Montana (P.L. 94-486 -- October 12, 1976)	Forest Service and National Park Service	97.9	49.5	71.6	219.0
Obed, Tennessee (P.L. 94-486 -- October 12, 1976)	National Park Service	43.3	2.0	--	45.3
Pere Marquette, Michigan (P.L. 95-625 -- November 10, 1978)	Forest Service	--	66.4	--	66.4
Skagit, Washington (P.L. 95-625 -- November 10, 1978)	Forest Service	--	99.0	58.5	157.5
Delaware (Upper), New York & Pennsylvania (P.L. 95-625 -- November 10, 1978)	National Park Service	--	23.1	50.3	73.4
Delaware (Middle), New Jersey & Pennsylvania (P.L. 95-625 -- November 10, 1978)	National Park Service	--	35.0	--	35.0
Delaware (Lower), New Jersey & Pennsylvania (P.L. 106-418 -- November 1, 2000)	National Park Service and Local Government	--	25.4	41.9	67.3
North Fork American, California (P.L. 95-625 -- November 10, 1978)	Forest Service Bureau of Land Mgt.	26.3 12.0	-- --	-- --	26.3 12.0
American (Lower), California (Secretarial Designation -- January 19, 1981)	State of California	--	--	23.0	23.0
Saint Joe, Idaho (P.L. 95-625 -- November 10, 1978)	Forest Service	26.6	--	39.7	66.3
Alagnak, Alaska (P.L. 96-487 -- December 2, 1980)	National Park Service	67.0	--	--	67.0
Alatna, Alaska (P.L. 96-487 -- December 2, 1980)	National Park Service	83.0	--	--	83.0
Aniakchak, Alaska (P.L. 96-487 -- December 2, 1980)	National Park Service	63.0	--	--	63.0
Charley, Alaska	National Park Service	208.0	--	--	208.0

(P.L. 96-487 -- December 2, 1980)									
Chilikadrotna, Alaska (P.L. 96-487 -- December 2, 1980)	National Park Service	11.0	--	--	11.0	--	--	11.0	
John, Alaska (P.L. 96-487 -- December 2, 1980)	National Park Service	52.0	--	--	52.0	--	--	52.0	
Kobuk, Alaska (P.L. 96-487 -- December 2, 1980)	National Park Service	110.0	--	--	110.0	--	--	110.0	
Mulchatna, Alaska (P.L. 96-487 -- December 2, 1980)	National Park Service	24.0	--	--	24.0	--	--	24.0	
North Fork Koyukuk, Alaska (P.L. 96-487 -- December 2, 1980)	National Park Service	102.0	--	--	102.0	--	--	102.0	
Noatak, Alaska (P.L. 96-487 -- December 2, 1980)	National Park Service	330.0	--	--	330.0	--	--	330.0	
Salmon, Alaska (P.L. 96-487 -- December 2, 1980)	National Park Service	70.0	--	--	70.0	--	--	70.0	
Tinayguk, Alaska (P.L. 96-487 -- December 2, 1980)	National Park Service	44.0	--	--	44.0	--	--	44.0	
Tlikakila, Alaska (P.L. 96-487 -- December 2, 1980)	National Park Service	51.0	--	--	51.0	--	--	51.0	
Andreafsky, Alaska (P.L. 96-487 -- December 2, 1980)	Fish and Wildlife Service	262.0	--	--	262.0	--	--	262.0	
Ivishak, Alaska (P.L. 96-487 -- December 2, 1980)	Fish and Wildlife Service	80.0	--	--	80.0	--	--	80.0	
Nowitna, Alaska (P.L. 96-487 -- December 2, 1980)	Fish and Wildlife Service	225.0	--	--	225.0	--	--	225.0	
Selawik, Alaska (P.L. 96-487 -- December 2, 1980)	Fish and Wildlife Service	160.0	--	--	160.0	--	--	160.0	

Sheenjek, Alaska (P.L. 96-487 -- December 2, 1980)	Fish and Wildlife Service	160.0	--	--	160.0
Wind, Alaska (P.L. 96-487 -- December 2, 1980)	Fish and Wildlife Service	140.0	--	--	140.0
Beaver Creek, Alaska (P.L. 96-487 -- December 2, 1980)	Fish and Wildlife Service Bureau of Land Mgt.	16.0 111.0	-- --	-- --	16.0 111.0
Birch Creek, Alaska (P.L. 96-487 -- December 2, 1980)	Bureau of Land Mgt.	126.0	--	--	126.0
Delta, Alaska (P.L. 96-487 -- December 2, 1980)	Bureau of Land Mgt.	20.0	24.0	18.0	62.0
Fortymile, Alaska (P.L. 96-487 -- December 2, 1980)	Bureau of Land Mgt.	179.0	203.0	10.0	392.0
Gulkana, Alaska (P.L. 96-487 -- December 2, 1980)	Bureau of Land Mgt.	181.0	--	--	181.0
Unalakleet, Alaska (P.L. 96-487 -- December 2, 1980)	Bureau of Land Mgt.	80.0	--	--	80.0
Klamath, California (Secretarial Designation -- January 19, 1981)	State of California Forest Service	-- 12.0	3.0 21.0	41.0 177.5	44.0 210.5
	Bureau of Land Mgt.	--	--	1.5	1.5
	Hoop Valley Reservation	--	--	29.0	29.0
	National Park Service	--	--	1.0	1.0
Klamath, Oregon (Secretarial Designation -- September 22, 1994)	State of Oregon and Bureau of Land Mgt.	--	11.0	--	11.0
Trinity, California (Secretarial Designation -- January 19, 1981)	State of California Forest Service	2.0 42.0	11.0 22.0	24.0 71.0	37.0 135.0
	Bureau of Land Mgt.	--	--	17.0	17.0
	Hoop Valley Reservation	--	6.0	8.0	14.0
	State of California	36.0	22.5	250.5	309.0

(Secretarial Designation -- January 19, 1981)	Forest Service Bureau of Land Mgt. Round Valley Reservation	35.0 21.0 5.0	-- 4.5 1.0	-- 6.5 16.0	35.0 32.0 22.0
Smith, California (Secretarial Designation -- January 19, 1981) (P.L. 101-612 -- November 16, 1990)	State of California Forest Service	-- 78.0	0.5 30.5	28.5 187.9	29.0 296.4
Verde, Arizona (P.L. 98-406 -- August 28, 1984)	Forest Service	22.2	18.3	--	40.5
Tuolumne, California (P.L. 98-425 -- September 28, 1984)	Forest Service National Park Service Bureau of Land Mgt.	7.0 37.0 3.0	6.0 17.0 --	13.0 -- --	26.0 54.0 3.0
Au Sable, Michigan (P.L. 98-444 -- October 4, 1984)	Forest Service	--	23.0	--	23.0
Owyhee, Oregon (P.L. 98-494 -- October 19, 1984)	Bureau of Land Mgt.	120.0	--	--	120.0
Illinois, Oregon (P.L. 98-494 -- October 19, 1984)	Forest Service	28.7	17.9	3.8	50.4
Loxahatchee, Florida (Secretarial Designation -- May 17, 1985)	State of Florida	1.3	5.8	0.5	7.6
Horsepasture, North Carolina (P.L. 99-530 -- October 26, 1986)	Forest Service	--	3.6	0.6	4.2
Cache la Poudre, Colorado (P.L. 99-590 -- October 30, 1986)	Forest Service National Park Service	18.0 12.0	-- --	46.0 --	64.0 12.0
Black Creek, Mississippi (P.L. 99-590 -- October 30, 1986)	Forest Service	--	21.0	--	21.0
Saline Bayou, Louisiana (P.L. 99-590 -- October 30, 1986)	Forest Service	--	19.0	--	19.0
Klickitat, Washington	Forest Service	--	--	10.0	10.0

(P.L. 99-663 -- November 17, 1986)									
White Salmon, Washington (P.L. 99-663 -- November 17, 1986)	Forest Service	--	9.0	--				9.0	
Merced, California (P.L. 100-149 -- November 2, 1987) (P.L. 102-432 -- October 23, 1992)	Forest Service National Park Service Bureau of Land Mgt.	15.0 53.0 3.0	2.0 14.0 --	12.5 14.0 9.0				29.5 81.0 12.0	
Kings, California (P.L. 100-150 -- November 3, 1987)	Forest Service National Park Service	16.5 49.0	-- --	9.0 6.5				25.5 55.5	
Kern, California (P.L. 100-174 -- November 24, 1987)	Forest Service National Park Service	96.1 27.0	20.9 --	7.0 --				124.0 27.0	
Wildcat Brook, New Hampshire (P.L. 100-554 -- October 28, 1988)	Forest Service	--	13.5	1.0				14.5	
Sipsey Fork West Fork, Alabama (P.L. 100-547 -- October 28, 1988)	Forest Service	36.4	25.0	--				61.4	
Big Marsh Creek, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	--	--	15.0				15.0	
Chetoo, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	25.5	8.0	11.0				44.5	
Clackamas, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	--	20.0	27.0				47.0	
Crescent Creek, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	--	--	10.0				10.0	
Crooked, Oregon (P.L. 100-557 -- October 28, 1988)	Bureau of Land Mgt.	--	--	15.0				15.0	
Deschutes, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service Bureau of Land Mgt.	-- --	11.0 19.0	43.4 100.0				54.4 119.0	
Donner und Blitzen, Oregon (P.L. 100-557 -- October 28, 1988)	Bureau of Land Mgt.	72.7	--	--				72.7	

Donner und Blitzen, Oregon (P.L. 106-399 -- October 30, 2000)	Bureau of Land Mgt.	14.8	--	--	--	14.8
Eagle Creek, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	4.0	6.0	17.0	27.0	
Elk, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	2.0	--	17.0	19.0	
Grande Ronde, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service Bureau of Land Mgt.	17.4 9.0	-- --	1.5 15.9	18.9 24.9	
Innaha, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	15.0	4.0	58.0	77.0	
John Day, Oregon (P.L. 100-557 -- October 28, 1988)	Bureau of Land Mgt.	--	--	147.5	147.5	
Joseph Creek, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	8.6	--	--	8.6	
Little Deschutes, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	--	--	12.0	12.0	
Lostine, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	5.0	--	11.0	16.0	
Malheur, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	--	7.0	6.7	13.7	
McKenzie, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	--	--	12.7	12.7	
Metolius, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	--	17.1	11.5	28.6	
Minam, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	39.0	--	--	39.0	
North Fork Crooked, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service Bureau of Land Mgt.	-- 11.9	6.3 2.2	9.1 4.7	15.4 18.8	

North Fork John Day, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	27.8	10.5	15.8	54.1
North Fork Malheur, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	--	25.5	--	25.5
North Fork Middle Fork Willamette, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	8.8	6.5	27.0	42.3
North Fork Owyhee, Oregon (P.L. 100-557 -- October 28, 1988)	Bureau of Land Mgt.	9.6	--	--	9.6
North Fork Smith, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	8.5	4.5	--	13.0
North Fork Sprague, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	--	15.0	--	15.0
North Powder, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	--	6.0	--	6.0
North Umpqua, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service Bureau of Land Mgt.	-- --	-- --	25.4 8.4	25.4 8.4
Powder, Oregon (P.L. 100-557 -- October 28, 1988)	Bureau of Land Mgt.	--	11.7	--	11.7
Quartzville Creek, Oregon (P.L. 100-557 -- October 28, 1988)	Bureau of Land Mgt.	--	--	12.0	12.0
Roaring, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service	13.5	--	0.2	13.7
Salmon, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service Bureau of Land Mgt.	15.0 --	-- 4.8	10.5 3.2	25.5 8.0
Sandy, Oregon (P.L. 100-557 -- October 28, 1988)	Forest Service Bureau of Land Mgt.	4.5 --	-- 3.8	7.9 8.7	12.4 12.5
South Fork John Day, Oregon (P.L. 100-557 -- October 28, 1988)	Bureau of Land Mgt.	--	--	47.0	47.0

**ENVIRONMENTAL ASSESSMENT  
CFR Part 58.36**

**Mazant Royal Site  
4100 royal Street et al  
New Orleans, Louisiana**

**ATTACHMENT 8**

**ENVIRONMENTAL JUSTICE**

**UNITED STATES DEPARTMENT OF  
HOUSING AND URBAN  
DEVELOPMENT  
NEW ORLEANS, LOUISIANA**

**ENVIRONMENTAL JUSTICE STUDY**

**MAZANT ROYAL HOUSING  
DEVELOPMENT  
NEW ORLEANS, LOUISIANA**

**MARCH 2007**

**PREPARED BY:**

**UNITED STATES RISK MANAGEMENT  
365 CANAL STREET, SUITE 2760  
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USRM PROJECT NO. 15070017

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## 1.0 INTRODUCTION

The Housing Authority of New Orleans (HANO) has development plans for the expansion of the Mazant Royal Housing Development. The expansion plans will not affect current development residents, and will ultimately provide for additional housing development residents. HANO is also currently working with the community to alleviate any issues they may face during the development and construction period and will include community and residents' participation in the expansion planning process.

Since the proposed expansion will affect low-income and minority populations which inhabit the Mazant Royal Housing Development, this document will investigate the Environmental Justice issues as required by Executive Order 12898 and covers the following topics:

- An overview of Executive Order 12898;
- Objectives and strategies and achieving Environmental Justice;
- A history of the Mazant area and development;
- An overview of the plans for the housing development expansion;
- Development and revitalization with lower densities;
- Demolition and Construction information for the development;
- Census information post Hurricane Katrina; and
- Displacement issues concerning tenants.

## 2.0 OVERVIEW OF EXECUTIVE ORDER 12898

The Mazant Royal Housing Development is currently inhabited by a large number of low-income and minority populations. Since HANO proposed to construct an additional eighteen (18) housing units in this area, it is necessary to investigate Environmental Justice issues in order to determine whether or not the affected community would be discriminated against based on their race or level of income.

In 1994, President Clinton issued Executive Order 12898 entitled, "Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations." The United States Environmental Protection Agency (USEPA) implemented considerations of environmental justice considerations of environmental justice into the NEPA process as a result of this Order. The USEPA has defined environmental justice as:

*"The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation and enforcement of environmental laws, regulations, and policies. Fair treatment means that no group of people, including racial, ethnic, or socioeconomic group should bear a disproportionate share of the negative environmental consequences resulting from industrial, municipal, and commercial operations or the execution of federal, state, local and tribal programs and policies."*

The goal of environmental justice is to identify and address potential disproportionately high and adverse human health and environmental effects on minority populations and

low income populations, including interrelated social and economic effects, and identify alternatives that may mitigate the impacts. A screening for environmental justice involves a response to the following two questions:

- Does the potentially affected community include minority and/or low-income populations?
- Are the environmental impacts likely to fall disproportionately on minority and/or low-income members of the community and/or tribal resources?

### **3.0 POST-KATRINA CONDITIONS AT THE MAZANT ROYAL HOUSING DEVELOPMENT**

#### **3.1.1 Evaluation of the Site (Phase I Assessment)**

A limited Phase I Environmental Site Assessment was performed on June 14, 2006 by PPM Consultants, Inc. (PPM) covering the occupied portion of the current Mazant Royal site. The purpose of the Phase I assessment is to non-invasively document prevailing environmental conditions at a site. PPM concluded that the Phase I assessment revealed no evidence of recognized environmental conditions in connection with the property. However, the Phase I assessment does not investigate the presence of lead or asbestos hazards.

Evaluation of the surrounding properties identified railroad tracks whose use would represent an obvious environmental concern. The railroad tracks are currently being used and are located on Chartres Street on the southern portion of the subject site.

The Phase I Environmental Assessment for the project did not note damages related to Hurricane Katrina. The property manager indicated that the building did not sustain flooding from Hurricane Katrina. There were excess wind damages noted to the buildings and the vegetation was noted to be in poor condition due to lack of maintenance.

Another limited Phase I Environmental Site Assessment is currently being performed by Leaf Environmental for the portion of the development where new construction is planned. Results will be assessed as soon as the investigation is completed, and any updates necessary to this report will be completed, where indicated.

#### **3.1.2 Analysis of the Soil Post-Hurricane Katrina**

Following Hurricane Katrina, a study evaluating potential concerns regarding soil contamination has been conducted by the United States Environmental Protection Agency (USEPA) and the Louisiana Department of Environmental Quality (LDEQ). The EPA's primary sampling areas were in Downtown New Orleans and

in the city of Chalmette located to the east of New Orleans. The report indicated heavy metal concentrations were generally higher in the New Orleans samples than in the Chalmette samples.

The USEPA and the LDEQ collected approximately 1,800 sediment samples in Jefferson, Orleans, Plaquemines and St. Bernard Parishes in four discrete phases since early September 2005 shortly after Hurricane Katrina. The results were compared to conservative health-based screening levels for residential exposure developed by the USEPA and the LDEQ. Summaries and general assessments of the data were developed with input from the Center of Disease Control (CDC), the Agency for Toxic Substances and Disease Registry (ATSDR), the Louisiana Department of Health and Hospitals (LDHH) and the Federal Emergency Management Association (FEMA). The sample results indicated that, in general, the sediments were not expected to cause adverse health impacts to individuals returning to New Orleans.

PPM Consultants, Inc prepared a Phase II Environmental Site Assessment (ESA) Soil Sampling Report for the United States Department of Housing and Urban Development (HUD) in their evaluation of the habitability of the Mazant Royal housing project. The PPM Phase II ESA Soil Sampling activities were performed between September 18 and 22, 2006. One (1) surface soil sample was collected and analyzed for Volatile Organic Compounds (VOC), Semi-volatile Organic Compounds (SVOC), the eight Resource Conservation Recovery Act (RCRA) Metals, Organochloride Pesticides, Chlorinated Herbicides, Total Petroleum Hydrocarbons (TPH), PCB, Fecal Coliform and Escherichia coli. No sample result concentrations exceeded the RECAP standards. A site location map is included in **Figure 1**.

### 3.1.3 Lead Hazard Issues

As part of PPM's Phase II Environmental Site Assessment (ESA) Soil Sampling Report, one (1) surface soil sample was collected and analyzed for lead. The sample result concentrations did not exceed the RECAP standards

Although the single sample collected by PPM indicated no significant lead contamination, numerous studies have been documented regarding elevated levels of lead in the soil. One of the studies that document the soils in the city of New Orleans is a study performed by Dr. Howard Mielke. In his report, "Lead in the Inner City", he details the following:

- Soil-lead concentrations in large cities are ten to 100 times greater than samples collected from smaller cities. Soil lead concentrations diminished the greater the distance from a city center (where traffic was lighter).
- Areas experiencing high traffic are shown to have elevated levels of lead in the soil closer to the street, due to the historical use of lead in automobiles.

- Lead dust is the most common source of exposure to lead and the soil is a giant reservoir of tiny particles of lead. The clays and organic matter in soil weakly bind to lead allowing it to remain in the soil in the inner cities for a long time.
- The association between soil lead and Pb-B was twelve orders of magnitude ( $10^{12}$ ) stronger than the association between the age of housing and Pb-B levels.
- According to a map indicating the levels of lead in the inner city, it is documented that the soil in the vicinity of Mazant Royal indicated elevated levels of lead significantly above the standard for lead in soils. The levels of lead detected in the soil ranged from 500 ppm to 1,100 ppm. The standard for lead in soils is 400 ppm for high contact areas where children under the age of five are likely to play and come in contact with the soil.

All lead issues will be ameliorated during construction as part of handling potential adverse effects. A lead-soil classification map included as **Figure 2**.

#### **3.1.4 Mold Hazards**

PPM Consultants, Inc. (PPM) prepared a Mold Inspection and Sampling Report for the United States Department of Housing and Urban Development in their evaluation of the habitability of the Mazant Royal housing project. The objective of the mold assessment was to identify evidence of mold impact and environmental hazards through visual inspection and sampling of individual units. PPM performed an on-site visual assessment of the units, collected swab and tape lift samples of mold where apparent, collected one sample of mold spores in each unit, inspected HVAC system components and noted other visible environmental hazards as necessary. The findings of the inspection indicated that no units appeared to have visible mold growth and no significant environmental hazards were observed.

## **4.0 HISTORY OF THE MAZANT ROYAL HOUSING DEVELOPMENT**

Mazant Royal is an apartment complex consisting of two, two-story buildings containing twenty-three (23) units. It was formerly the location of the St. Mary's Orphan Boy Asylum from approximately 1893 through 1937. The property was mostly vacant with a residence in 1950 and was developed as the Mazant Royal Apartments in 1974. The two onsite buildings are the remainder of the six original buildings of this complex. The project area has been primarily residential in the historic Bywater Community of the 9<sup>th</sup> Ward since the 19<sup>th</sup> Century. Mazant Royal is bounded by Royal Street to the north, France Street to the east, Chartres Street to the south, and Bartholomew Street to the west.

Surrounding Mazant Royal is a mix of residential neighborhoods, unsubsidized privately owned rental property, commercial sites, single family homeownership units, vacant and deteriorating commercial buildings and vacant rental property. HANO proposes to construct eighteen (18) additional two (2) and three (3) bedroom units within the Mazant Royal development area.

## 5.0 OBJECTIVE AND STRATEGIES FOR ACHIEVING ENVIRONMENTAL JUSTICE – THE HOUSING AUTHORITY OF NEW ORLEANS

The United States Department of Housing and Urban Development Act of 1965 was created as a cabinet level agency. The HUD's mission is to provide a decent, safe, and sanitary home and sustainable living environment for every American by creating opportunities for ownership; providing assistance for low-income persons; working to create, rehabilitate, and maintain the nation's affordable housing; enforcing the nation's fair housing laws; helping the homeless; spurring economic growth in distressed neighborhoods; and helping local communities meet their development needs.

Ensuring environmental justice is a priority of HUD's mission. HUD promotes environmental quality in public housing, federally-assisted rental housing, and homeownership programs to ensure that low-income and minority families and individuals will have safe and healthy start in order to achieve greater self-sufficiency and independence. HUD strives to support sound environmental considerations in community development and housing policies that, at the same time, will preserve housing affordability and encourage rural and urban economic growth and private sector investment. However, there are statutory and regulatory requirements which require environmental analysis, NEPA, and Departmental regulations 24 CFR Parts 50, 51, 55, 58, as well as other related laws. HUD is committed to regenerating the nation's central cities as an integral part of a broad strategy for building strong and vital metropolitan communities.

While HUD's mission is on a national level, the Housing Authority of New Orleans (HANO) is the action entity for the local housing developments. HANO's mission is also ensuring that environmental justice is a priority and that the residents of the Mazant Royal Housing Development have equal opportunities in finding affordable housing. The HANO has contracted with private developers whose role is to plan and redevelop the site and construction of affordable housing within the proposed three to five years.

In a meeting held by the National Environmental Justice Advisory Council on December 11-14, 2000, environmental justice strategies were presented that are based on three principals:

1. Housing policies that are environmentally sound, preserve affordability, and promote economic growth and investment;
2. The environmental quality of public housing and programs that offer low-income and minority populations a safe and healthy opportunity for self-sufficiency; and
3. A redesign of its programs and services, using an environmental justice framework to empower citizens to take action and improve their own lives.

HUD also provided General Environmental Justice Guidelines, which outlines the fundamental issues that need to be addressed:

- (a) Are some proposed project sites environmentally unsuitable? There are no concerns of the presence of asbestos, lead, and soil contamination, which are detailed in Section 3.0.
- (b) Has an action been undertaken without considerable input by the surrounding low-income or minority community involvement in the planning and development process? HANO held a public meeting on December 20, 2006.
- (c) Is the proposed action likely to result in a disproportionate environmental or adverse environmental health impact on a protected population (low-income, minority, or low income minority population)? The proposed action will benefit the site and the surrounding neighborhoods by removing the susceptibility of blight in the area and provides suitable living conditions for residents in need of housing.

In keeping in compliance with Executive Order 12898, the key questions that HUD needs to address with dealing with potential Environmental Justice issues are:

1. Is there an impact caused by the proposed action? The impact caused by the proposed action will benefit the site and the surrounding neighborhoods by removing the susceptibility of blight in the area and provides suitable living conditions for residents in need of housing.
2. Is the impact adverse? The impact is not adverse, but beneficial.
3. Is the impact disproportionate? The impact is not disproportionate.
4. Does the Finding and Analysis support the decision that was made? The Findings and Analysis support the decision that was made as there was no significant determination that would indicate that the proposed construction of the site would adversely impact the area.

At a minimum, the environmental justice review needs to adequately address the following environmental justice issues:

1. Determine the significance of the disparity
  - a) Calculate the demographic and census data
  - b) Consider community participation outreach efforts
2. Determine if the site or neighborhood suffers from disproportionate adverse environmental effects relative to the community at large, and if such impacts exist, they should be avoided or mitigated to the extent practicable

3. Identify and map the geographic area(s). A map of the geographic area is attached in **Figures 1 and 2**.
4. Check statistics against reality
  - a) Were issues raised or facts presented at public hearings or community meetings that the environmental review process failed to capture? A public hearing was previously held on December 20, 2006 to inform interested parties of the types of housing proposed by HANO.
  - b) Did a site investigation confirm the accuracy of the analysis and other findings? The site investigation confirms the accuracy of the analysis and other findings, which are detailed in Section 3.0.

The methodology used to determine whether there is a potential Environmental Justice Community of Concern involved an analysis of the affected area, including population characteristics of the vicinity of the Mazant Royal Housing Development, as well as the advantages and disadvantages of the redevelopment and the revitalization project. Information was obtained from the United States Census Bureau to evaluate specific geographic units that may be potentially affected by the development of new residences. Census data for the parish were obtained to determine if there were any potential areas of environmental justice concern within or adjacent to the Mazant Royal Housing Development area. The following information details the methodology and conclusions.

## **6.0 OVERVIEW OF PLANS FOR THE MAZANT ROYAL HOUSING DEVELOPMENT REDEVELOPMENT AND REVITALIZATION**

The Housing Authority of New Orleans (HANO), along with a non-profit entity have formed an alliance to plan the redevelopment of the Mazant Royal Housing Development. Activities will include the construction of eighteen (18) public housing, fourteen (14) of which will be public housing/tax credit units and four (4) will be tax credit/Section 8 Project based housing units. Redevelopment efforts will populate the development with two (2) and three (3) bedroom duplex units designed to be compatible with the neighborhood and is anticipated to be completed within one to two years.

The total project for Mazant is \$5 million. The financing for this project includes approximately \$1.4 million in Section 14 Capital Fund Program and other Federal funds for housing and infrastructure financing, including \$300,000 in permanent financing.

Development of additional housing units on vacant land will not only provide additional housing for residents, but will also add to the viewscape of the community as the developments will be designed to create a successful, stable, diverse, safe, attractive and sustainable mixed-income community. Development of the vacant land will also eliminate any debris from the area and ensure removal of any contaminated soil or other environmental hazards which may be present.

The Master Planning process for the redevelopment and revitalization process for the Mazant Royal Housing Development began in the fall of 2006 after Hurricane Katrina. The redevelopment will occur in accordance with guidance located in the Louisiana Speaks Planning Initiative Book, an initiative of the Louisiana Recovery Authority. The Louisiana Vernacular, Victorian, and Classical styles will be featured in a combination of single, double and small apartment buildings.

On December 20, 2006, HANO held a public meeting on the redevelopment plans, which included plans for the Mazant Royal Housing Development. Residents were informed and invited to the meeting by mail, newspaper ads and HANO's website. HANO has also proposed to hold a public meeting on the redevelopment plans for the Mazant Royal Housing Development on March 13th, and will continue to have additional public meeting in the future as the process continues.

Redevelopment of the Mazant Royal Housing Development will result in the construction of new multi-family units, including the addition of new utilities, drainage systems, and landscaping. This process will assist in the conversion of the conventional public housing development into a new, mixed-income community.

## 7.0 CENSUS INFORMATION – POPULATIONS POST HURRICANE KATRINA

Information from new surveys conducted post-Hurricane Katrina was obtained from the United States Census Bureau in order to determine the percentage of minority and low-income populations in the project area.

In February 2006, the LDHH and the LRA requested assistance from the CDC and Prevention/ATSDR and the U.S. Census Bureau to:

- Estimate the population size and collect health and economic information in 18 hurricane-affected parishes;
- Compare survey-based population estimates with modeled estimates; and
- Develop a sustainable survey program to provide continuous population estimates as requested by federal, state and local authorities.

To fulfill these objectives, the 2006 Louisiana Health and Population Survey was conducted to provide state and local authorities with accurate demographic, health and economic information for public health, emergency preparedness and economic development planning. The Louisiana Public Health Institute was contracted to implement the process, oversee daily survey operations and deliver the data. The surveys for Orleans Parish were received between June and October 2006.

The 2006 Louisiana Health and Population Survey utilized a standard U.S. Census Bureau method to establish population size and demographics with modifications to account for the affects of the 2005 hurricane season. The greater New Orleans population was approximately 1.4 million people prior to Hurricane Katrina. According to the 2000

Census, the population was approximately 484, 674 people within the Orleans Parish city limits. Post Hurricane Katrina, the population is estimated between 187,525 and 287,000 people.

As of November 27, 2006, a study by the Louisiana Recovery Authority (LRA) puts the Orleans Parish population at 191,139 people. Data obtained from the 2006 survey indicated that the percent minorities located in the area since Hurricane Katrina is 47% (Table 1). Another November 2006 study by the Louisiana Public Health Institute, which was called the most extensive population study since Hurricane Katrina, found that the New Orleans minority population is still 41% of its previous size.

The LRA study also puts the percentage of households at or below the poverty level to be 11.3%, while 46.3% of the households were reported to be above the poverty level (Table 2).

The census information indicates that the majority of the area is of minority and low-income status. The redevelopment and revitalization of the Mazant Royal Housing Development is intended to promote growth and a move toward self-sufficiency with the citizens of the community.

**TABLE 1**  
**Orleans Parish Population Estimates**

	ESTIMATED POPULATION*	ESTIMATED %
Minority	89,835	47%
Non-Minority	101,304	53%
Total	191,139	100%

\* New survey numbers obtained from the Louisiana Recovery Authority

**TABLE 2**  
**Orleans Parish Household Poverty Level Estimates**

	ESTIMATED COUNT	ESTIMATED %
Not Indicated	32,361	42.4%
At or Below Poverty Level	8,598	11.3%
Above Poverty Level	35,392	46.3%
Total	76,351	100%

\* New survey numbers obtained from the Louisiana Recovery Authority

## 8.0 DISPLACEMENT

Construction of the additional housing units planned for at the Mazant Royal Housing Development will not displace current residents. This additional housing will assist HANO with providing housing for those previously displaced by the impacts of Hurricane Katrina and will ultimately provide residents with an improved quality of life by eliminating clear and

present environmental hazards currently found in other housing developments located throughout the city of New Orleans, as well as provide improved housing and a safer community environment.

## 9.0 CONCLUSIONS

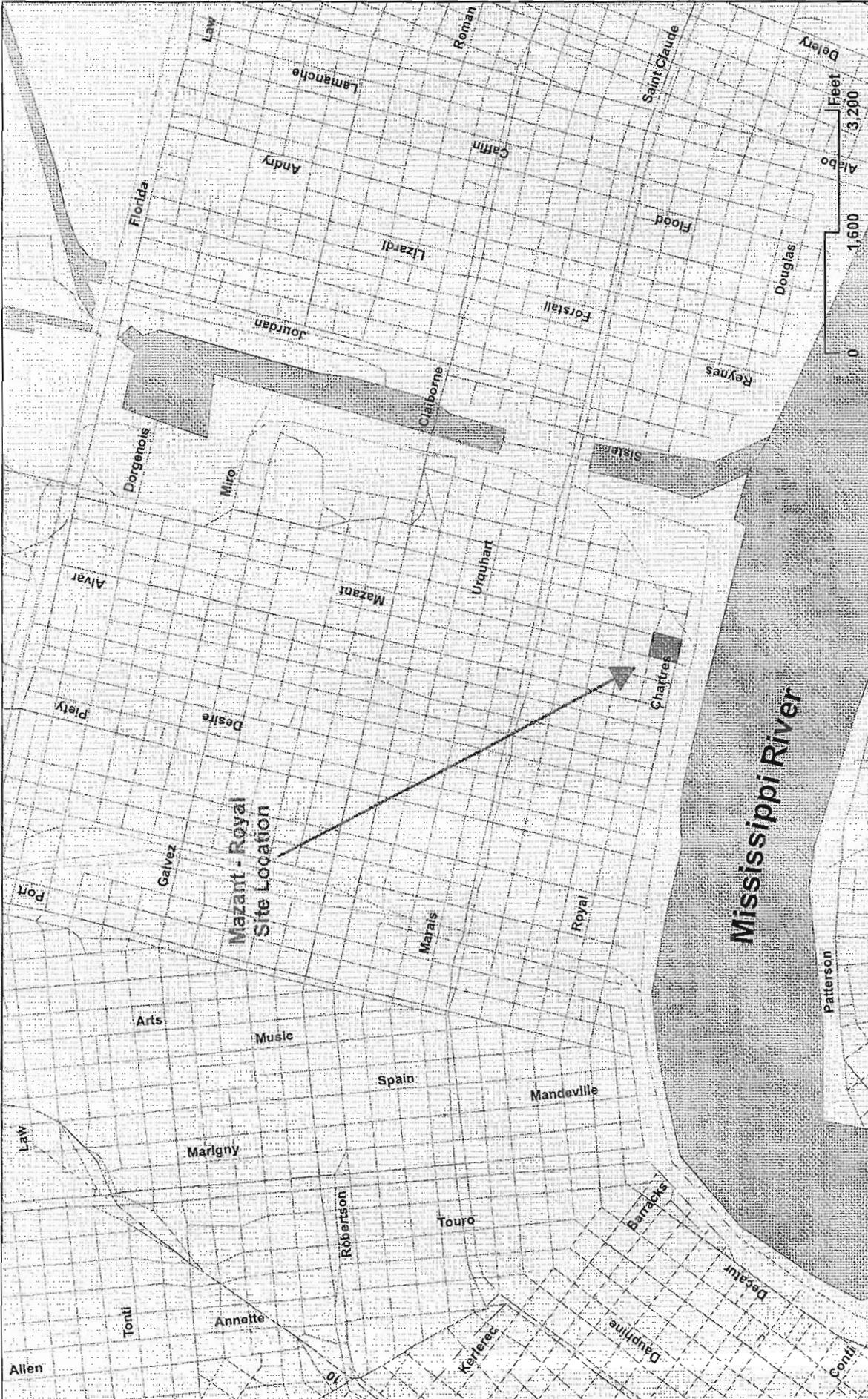
Though the majority of the Mazant Royal Housing Development residents are considered a minority, low-income population, the revitalization and redevelopment of the project area will have a net positive impact on the residents, as well as the surrounding community. While there are recognized temporary impacts such as increased construction traffic, there are clear, defined positive environmental impacts to the project area. The redevelopment plans will ultimately provide residents with an improved quality of life by constructing improved housing and ultimately providing a safer community environment for housing residents.

In addition, due to the project development, HANO plans to have significant community involvement in the project. Public meetings have been previously held and are scheduled to be held in the future regarding the proposed revitalization and redevelopment project. Public participation, and community involvement and interactions have been encouraged. Information regarding all aspects of the upcoming project has been forthcoming and readily available to members of the community.

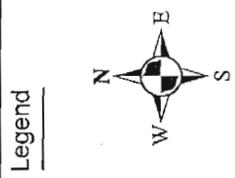
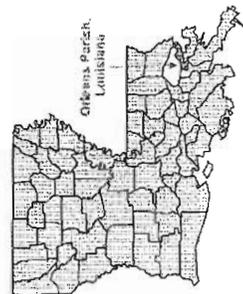
The new buildings that will be constructed will provide a mixed-use community consisting of public housing eligible rental units and market rate rental units. Drug paraphernalia that once littered the grounds of the Mazant Royal Housing Development will be removed. If soil contamination is present, then the soil will be removed and disposed of at an off-site permitted landfill. All areas of contamination will receive letters of No Further Remedial Action from the Department of Environmental Quality, following completion of all remedial activities.

The new developments are intended to provide the community with safe and clean housing. These changes are intended to promote positive growth and change, as well as provide increased opportunities for those individuals living in and around the project area. Any adverse impacts will be temporary, and the resulting outcome of the project will provide permanent benefits to the community at large.

**FIGURE 1**  
**SITE LOCATION MAP**



project no	15-060165
designed	j chimento
reviewed	t dodd
date	03.09.07



Site Location Map

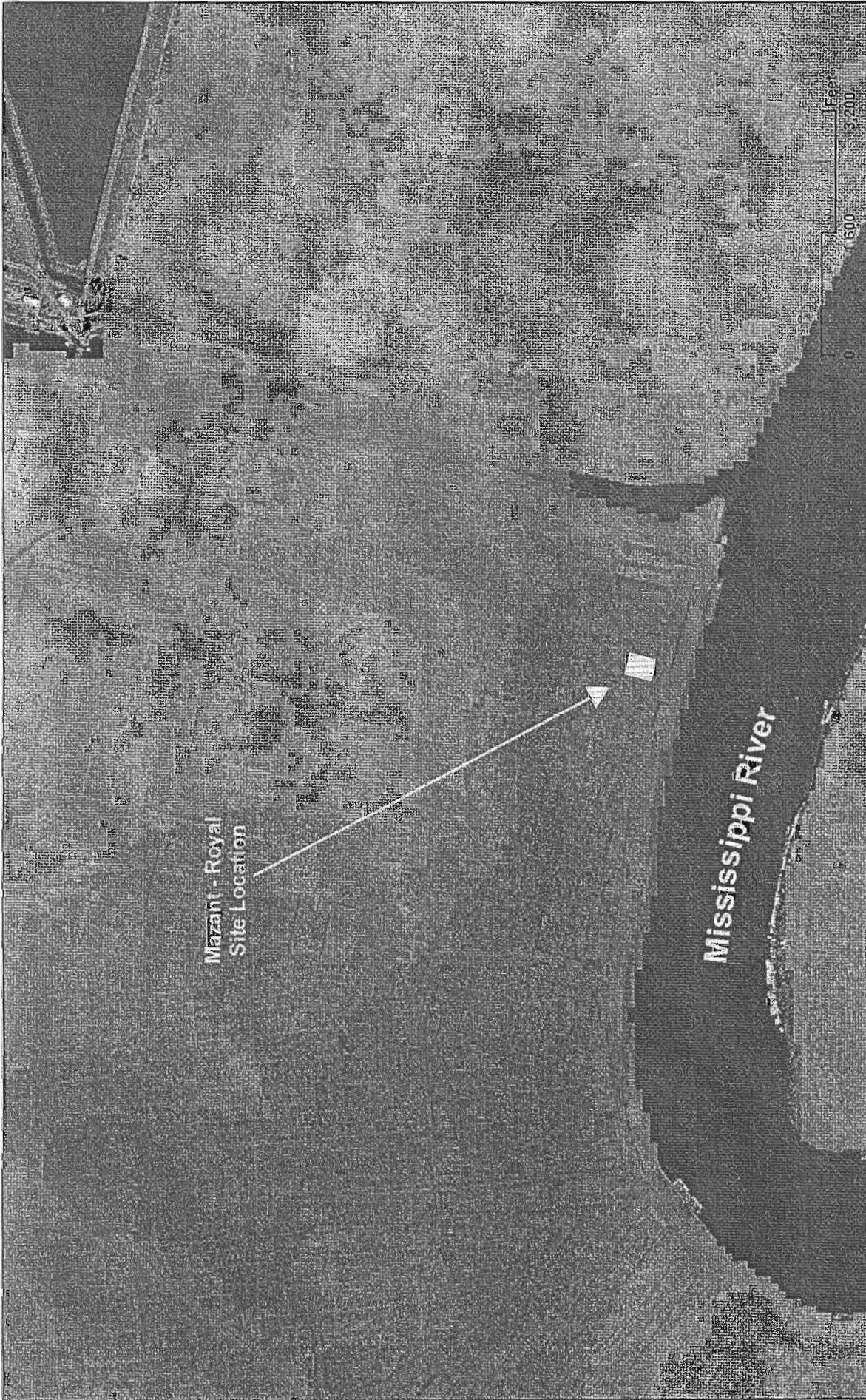
**DRAFT**

Housing Authority of New Orleans  
 Mazant - Royal Urban Development  
 Orleans Parish, Louisiana



**FIGURE 2**

**LEAD-SOIL CLASSIFICATION MAP**



Mazant - Royal  
Site Location

Mississippi River

0 1500 3000 Feet

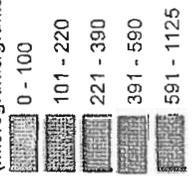
**Lead - Soil Classification Map**

**DRAFT**

Housing Authority of New Orleans  
Mazant - Royal Urban Development  
Orleans Parish, Louisiana

**Legend**

Lead - Soil Concentrations  
(micrograms/grams)



project no	15-060165
designed	j chiminto
reviewed	t dodd
date	03.09.07



**ENVIRONMENTAL ASSESSMENT  
CFR Part 58.36**

**Mazant Royal Site  
4100 royal Street et al  
New Orleans, Louisiana**

**ATTACHMENT 9**

**NOISE ASSESSMENT SURVEY**

## **NOISE ASSESSMENT SURVEY**

### **Mazant Royal Site**

#### **Definitions and Explanations of Commonly Used Terms and Acronyms**

**AICUZ:** Air Installation Compatible Use Zone. (most commonly used by military installations)

**dB:** Decibel, unit used to measure sound.

**DNL:** Outdoor day-night average sound level in decibels; this value is a function of noise generated and distance from an NAL to that noise.

**NAL:** Noise Assessment Locations (representative locations around site where noise is expected)

**NEF:** Noise Exposure Forecast.

**Nighttime:** Between the hours of 10pm and 7am.

## NOISE ASSESSMENT SURVEY

### Mazant Royal Site

Noise Assessment Guidelines was followed to compile the necessary data and make subsequent calculations. For each roadway, data was collected from governmental agencies, employees in the field, and other existing sources. Assumptions include a nighttime traffic flow of 15% in accordance with NAG, and distribution of traffic flows according to the Louisiana Department of Transportation and Development's (LADOT) "Classification Counts." Tables and Workcharts<sup>9</sup> were also used to make necessary calculations and determinations. These tools are also attached. No major roads are within 1000 feet of the site.

- 2.3 **Railways** - When evaluating a site's exposure to railway noise, all rapid lines and railroads within 3000 feet of the site must be considered.<sup>10</sup> There is one (1) railroad within 3000 feet of the NAL, the Public Belt Railroad. The DNL for this railroad is **62.00** per Table 3.<sup>11</sup>

### 3.0 CONCLUSIONS

The Site falls into HUD NAG requirements for the "Acceptable" category with an aggregate DNL value for all three contributing sources, Aircraft, Roadways, and Railways, of **63**.<sup>12</sup> The values for each element were combined using Table 3<sup>13</sup> of the NAG.

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<sup>9</sup> See Appendix 3.

<sup>10</sup> See NAG page 62, column 1, paragraph 1.

<sup>11</sup> See Appendix 1 .

<sup>12</sup> See Appendix 1 .

<sup>13</sup> See Appendix 1.

## NOISE ASSESSMENT SURVEY

### Mazant Royal Site

#### 2.0 ANALYSIS

The NAG specifies that there are three (3) main sources of noise to any urban environment; aircraft, roadways, and railways. Each is addressed below.

2.1 **Aircraft** - All military and civil airports within fifteen (15) miles of the site must be considered.<sup>4</sup> There are three (3) airports within 15 miles of the Property. All data compilation and analysis for this component is contained in Appendix 2. The aggregate DNL value for all three (3) airports is **51.6** per Table 3.<sup>5</sup>

2.1.1 Lakefront Airport New Orleans (New Orleans) - This airport handles almost exclusively private traffic. It is 5.5 miles from the NAL, but its private traffic is quieter than that of the other area airports. Its DNL value was also lower than any measured by "Figure 3."<sup>6</sup> However, through regression analysis, the linear equation used by HUD was derived and subsequently used to find this airport's DNL value of **35**.

2.1.2 Naval Air Station New Orleans, Joint Reserve Base at Alvin Callender Field (*Belle Chasse, Louisiana*) This military airfield lies approximately 5.8 miles from the NAL. Again, the noise from the airport is not measurable by "Figure 3."<sup>7</sup> Consequently, the aforementioned equation was again used to find a DNL value of **51** for NAS-JRB New Orleans.

2.1.3. Louis Armstrong International Airport (*Kenner, Louisiana*) This airport lies approximately 5.5 miles from the NAL. The NAL lies near the flight path of the airport. The derived equation was used a third time to find a DNL value of **39** for New Orleans' main commercial airport.

2.2 **Roadways** - All roads that might contribute to the Site's noise environment must be considered; roads further than 1000 feet *may be ignored*.<sup>8</sup> Worksheet C of the

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<sup>4</sup> *Id.* at page 52, column 1, paragraph 1.

<sup>5</sup> *See* Appendix 2.

<sup>6</sup> *See* Appendix 2.

<sup>7</sup> *See* Appendix 2.

<sup>8</sup> *Id.* at page 54, column 1, paragraph 1.

# NOISE ASSESSMENT SURVEY

## Mazant Royal Site

### 1.0 BACKGROUND and SUMMARY

The Site is defined as the Mazant Royal Site, located in the City of New Orleans, Louisiana, bounded by Royal Street to the North, Chartres Street to the South, Mazant Street to the West and France Street to the East.

The analysis is based on the U.S. Department of Housing and Urban Development's Office of Policy Development (HUD) Noise Assessment Guidelines (NAG)<sup>1</sup>. "The assessment of site acceptability is presented first as an evaluation of the site's exposure to three major sources of noise - aircraft, roadways, and railways."<sup>2</sup> After these three factors are combined, the noise environment at a site will come under one of the following three categories:

**Acceptable** (DNL not exceeding 65 decibels)

**Normally Unacceptable** (DNL above 65 but not exceeding 75 decibels)

**Unacceptable** (DNL above 75 decibels)

If at any point during the assessment the site's exposure to noise is found to be in the Unacceptable or Normally Unacceptable ranges, every effort should be made to block the noise(s) using shielding or by otherwise changing the configuration of the buildings.<sup>3</sup> W.D. Scott Group, Inc. has used the most current information available, including traffic counts, noise contour maps, and other data collected in conjunction with this assessment.

An evaluation of three main contributors of noise to the Mazant Royal Site per the Department of Housing and Urban Development's Noise Assessment Guidelines, mandated by Title 24 of the Code of Federal Regulations, Section 51 has been conducted by the W.D. Scott Group, Inc. of Gretna, Louisiana. After data collection and a thorough analysis, the Site has been found to have an "Acceptable" level of noise of **63.0 DNL**. Consequently, the Site does not require noise remediation or other sound attenuation measures.

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<sup>1</sup> U.S. Department of Housing and Development, Office of Policy Development and Research, Noise Assessment Guidelines, Chapter 5, Page 50, Column 2, paragraph 3. This document can be obtained at <http://www.hud.gov/offices/cpd/energyenviron/environment/resources/guidebooks/noise/chapter5.pdf>

<sup>2</sup> *Id.*

<sup>3</sup> *Id.* at page 50, Column 3, paragraph 2.

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**Appendix B**  
**Public Notice**

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## **FEMA PUBLIC NOTICE OF AVAILABILITY**

### **Draft Supplemental Environmental Assessment for Mazant-Royal Housing Development Orleans Parish, Louisiana**

Interested parties are hereby notified that the Federal Emergency Management Agency (FEMA) has prepared a Draft Supplemental Environmental Assessment (EA) and Draft Finding of No Significant Impact (FONSI) for the proposed construction of additional public housing at the Housing Authority of New Orleans' (HANO) Mazant-Royal site. The U.S. Department of Housing and Urban Development (HUD) prepared an EA and issued their FONSI for the proposed action in May 2007. Any federal agency may adopt another federal or state agency's EA, and is encouraged to do so when such adoption would save time and money (40 CFR §1500.4(n), §1500.5(h), and §1506.3), providing the original document satisfies the agency's National Environmental Policy Act (NEPA) requirements. FEMA has adopted HUD's EA and has also provided supplemental information relative to some of the resource categories.

HANO has submitted an application for FEMA Public Assistance funding being administered in response to FEMA-1603-DR-LA, Hurricane Katrina, which was signed as a Presidential Disaster Declaration on August 29, 2005. HANO proposes to construct nine new duplex buildings on a partially vacant square block. There are currently two occupied HANO-owned buildings on the proposed site.

In accordance with NEPA (42 U.S.C. 4371 *et seq.*), and associated environmental statutes, a Draft Supplemental EA was prepared to evaluate the proposed action's potential impacts on the human and natural environment. The Draft Supplemental EA summarizes the purpose and need for the proposed action, the site selection process, the affected environment, and the potential environmental consequences associated with the proposed action. The Draft FONSI is FEMA's finding that the proposed action will not have a significant effect on the human and natural environment.

The public comment period will be for 15 days, from Friday, April 30, 2010 to Friday, May 14, 2010. Written comments on the proposal may be mailed to:

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DEPARTMENT OF HOMELAND SECURITY

Federal Emergency Management Agency

Environmental/Historic Preservation

Mazant-Royal Project

1 Seine Ct.

New Orleans, LA 70114

Or emailed to: FEMA-NOMA@dhs.gov or faxed to FEMA's Transitional Recovery Office in New Orleans at 504-762-2323; and verbal comments will be accepted at 504-762-2361 between the hours of 7:30 a.m. and 4:00 p.m. The Draft EA can be viewed and downloaded from FEMA's website at [www.fema.gov/plan/ehp/envdocuments/ea-region6.shtm](http://www.fema.gov/plan/ehp/envdocuments/ea-region6.shtm) and is also available for public review at the New Orleans Main Public Library, 219 Loyola Ave., New Orleans, LA 70112 and at the Alvar Library, 913 Alvar St., New Orleans, LA 70117. If no substantive comments are received, the Draft EA and associated FONSI will become final and this initial Public Notice will also serve as the final Public Notice.