

1 We're founded in 1974, not too long after the National Preservation  
2 Act in 1966. The Section 106 that was established at the time was  
3 designed for just this sort of purpose, to give citizens a chance to  
4 comment on the historicity on the historic resources of the nation and  
5 to get professional people, as well, a chance to evaluate it.

6 My organization is opposed to the demolition of  
7 these historic buildings. We applaud your intent to create a mixed  
8 use, mixed-income environment for the residents, but we say that, in  
9 working to improve the quality of life, the people who live here and in  
10 the surrounding area, there are many things that could've been done  
11 and weren't done in previous years; better maintenance, more  
12 security, perhaps cutting through some streets for better circulation  
13 and transportation, some landscaping.

14 These buildings are of value. If a storm directly, if  
15 we get a direct hit from a category 5 storm, I feel that of all buildings in  
16 the city, these would survive. After a storm where we lose a lot, as we  
17 have in the city, don't start demolishing buildings. You use that has  
18 survived. You use what has survived. So we would like to participate  
19 in restoring these buildings to reuse by residents and to make them  
20 better than ever. We think, following the storm, we do have an  
21 opportunity to make some things better than they ever were before.  
22 And we urge you to reconsider your apparent plans to demolish these  
23 buildings. We do not think that alternatives have been sufficiently  
24 considered and are very, very distressed to losing, to think that losing  
25 an important resource, housing resource and a resource to our city  
and our neighborhoods. Thank you.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MS. LARKINS:

Ms. Laura Tuggle.

MS. TUGGLE:

Hi. My name is Laura Tuggle. I work with the New Orleans Legal Assistance. And as I've been working there almost 14 years now, I almost have historicity, or whatever that word that the prior speaker used. As I'm not a historic preservationist, I'm a people person. I'm not quite as concerned about the buildings as the people that had once lived in the buildings. But I do share many of the concerns about actual properties. And it goes without saying that the housing shortage that we have now, that people need a place to be.

But I can tell you that, from having worked with low income folks for a lot of years now, all of my clients that resided in public housing were dying to get into the Lafitte. Every single person that wanted a transfer to another site, wanted a transfer to the Lafitte or the Iberville because the Lafitte and the Iberville were the cream of the crop, and they still are the cream of the crop.

I mean, today, on my way back from a meeting not too far from the building, HANO's building on Touro, as I was coming down the interstate, you know, you see these great beautiful roofs, and I mean, they look good. And these are the buildings that we're being told are viable and not, you know, potentially obsolete.

And when Congress made a report, when HUD made a report to Congress about their damage assessment for the public housing stock last year, they used the \$24 million number,

1 which we saw in the PowerPoint presentation as the damage  
2 assessment. And now, when you compare the \$24 million number,  
3 because I think it was around 124 million to rehab, it doesn't make  
4 sense to tell us it's more cost efficient, you know, all of a sudden you  
5 want to modernize things. But, yet, my clients who are dying to get  
6 into those place because they're viewed as so much better, now we  
7 need \$155 million to modernize those places? I mean, I understand  
8 that there's a lot of concern. And, obviously, they do need some work,  
9 but people need some places to be. And when this whole new  
10 development process is over and done with, probably by the time,  
11 maybe even many of us die, I hope that we're left with a city that's not  
12 just a new New Orleans with a n-e-w, but we need it to be one that we  
13 knew, with a k-n-e-w, and I hope that's we wind up with.

14 MS. LARKINS:

15 I would like note for the Record Mr. William  
16 Bennet, is not participating.

17 Next, we have Ms. Gloria Irving. MS.

18 IRVING:

19  
20  
21 Good night, everybody. My name is Gloria Irving,  
22 alias "Mama Glo." A lot of people know me in here. And I'm talking to  
23 support Lafitte, not only Lafitte, all the projects. I come to support as  
24 much as I can. It's not much I can say, but I can tell you how I feel. I  
25 feel like you're talking about tearing down all of the projects. I just  
came back from Houston, Texas where all the people, Lafitte,

1 Iberville, St. Bernard, all these people is dying to come home, but they  
2 cannot home. And I'm speaking mostly for the senior citizens. It's a  
3 lot of people needing to come home. People been calling me and  
4 calling me. And I say, I don't know what they're going to do. But  
5 guess what, I'm still going to be a fighter. I'm a fight it till it ends. And  
6 I ain't going let them tell me, live there no more. I don't have too  
7 much to say because I hurts and I know many of us are hurting.  
8 Every time I get on the mic to say something, I'm go to crying. I go to  
9 crying because I know we feel it. People in the projects feel it, even  
10 the people in the private sectors. They could clean out their house.  
11 What's wrong with us cleaning out our home? That's our home. I  
12 was born and raised in New Orleans. I'm 70 years old. I'll be 71 this  
13 year coming up. And I ain't just started fighting. I've been fighting for  
14 them to help people. And they sits, like they're sitting at table, they  
15 look at you. You know, they don't have no feeling. I really believe  
16 they don't have no feelings for us. I say what I have to say. I'm sorry.  
17 And just like I said, they going to put me in jail, the old lady like me. I  
18 doubt that they can because ain't nothing else they could do with me.  
19 But I just ask and I pray that your God, you all forget about God. You  
20 all forget about God. I done saw many coming, and I saw many go.  
21 And I'm going to see many come and go again, because God going to  
22 let me see this because they misusing us. They think we don't know  
23 no better. But as the people is being going and going, and I done  
24 learned many things. I know a lot of things. So all I'm asking you all,  
25 let us go to our house. We could get there and clean them up. Now,  
you're talking about putting people in jail. Going to their own house.

1 Well, I'm going to be ready to go to jail because I'm going to my  
2 house. Ya'll can get ready to lock me up anytime ya'll be ready  
3 because I'm going to 1460 Milton. And I'm going to bring lots more  
4 with us because we all going to go to jail. (Applause from the crowd.)  
5 So I'm telling you now, we're not going to hide. And many of ya'll  
6 know me, ya'll know I'm going to say what I've got to say. And that's  
7 it. And I pray for all of ya'll because you need prayers.

8 MS. LARKINS:

9 Ms. Alesa Lewis.

10 MS. LEWIS:

11 Good evening. I'm Alesa Lewis. I resided at 619  
12 North Claiborne Avenue, in the Lafitte Housing Project. Nothing is  
13 wrong with my apartment, not one thing is wrong with my apartment.  
14 And Mr. Donald, I had asked you once, I asked you twice, I don't  
15 know why all this talking about tearing those apartments down when  
16 nothing is wrong with those apartments at all because I go to mine  
17 every day. Everyday I go to mine. There's nothing that don't need to  
18 be cleaned but the walls. But ya'll won't let me clean that. I ask you  
19 all, don't tear it down. Let us back in. Ain't nothing wrong with it.

20 MS. LARKINS:

21 Pia Mascaro.

22 MS. MASCARO:

23 My name is Pia Mascaro, and I'm a journalist and  
24 writer. I have a few things to say, something that we've been talking  
25 about, comment at briefly. I would like to know why you decided to  
have these meetings here knowing that most of the residents to the

1 housing have no transportation. So it's difficult for them to be here  
2 tonight. Furthermore, we are away from any close for a ride.

3 The second thing is you haven't showed me  
4 HANO's what repair will costs. You're talking about sample, but  
5 actually vaguely and vaguely public.

6 The third thing I'm wondering about, material that  
7 would used for the new housing. I think you mentioned new Fischer, I  
8 think it's the new Fischer, I looked to look at the residency there.  
9 Some people are already complaining as to leak, leaks in their  
10 apartment. And this leads to my second question which is: Why is  
11 HANO try to keep destroying sturdy, strong buildings for a building  
12 that probably are not of as good quality. Mostly people in that building  
13 are city people.

14 Add to that, to that comment, I was here in New  
15 Orleans three days after the storm, and I had a chance to spend a few  
16 days with the rescue team on a boat. We went to the Lafitte  
17 Development. There was very little water to the north side of Lafitte.  
18 And most of the people that we rescued there actually were people  
19 who gathered from all the neighborhoods to survive the storm in the  
20 Lafitte Development. So again, the question is: Why takes such a risk  
21 to destroy the only sturdy building that you have in this city which is a  
22 city of hurricanes?

23 My last question regards the process actually.  
24 I'm not really sure, but I think you are going to close the comments on  
25 February 16. But at the same time, we can post an answer on  
February 16. So to ask the question: Are you really going to answer,

1 since you promised the same thing at the November 29th meeting,  
2 but there were never answers posted for that meeting. And secondly,  
3 if answers come until at the same time, how can there be real  
4 representation process?

5 MS. LARKINS:

6 That concludes the comment section of this  
7 meaning.

8 MR. BABERS:

9 In light of the fact that we started a few minutes  
10 late, I'm going to allow an additional ten-minute time. If we don't have  
11 anyone that has not spoken full.

12 MS. LARKINS:

13 Would you go forward with extending the  
14 meeting?

15 MR. BABERS:

16 Extend the meeting an additional ten minutes.

17 MS. LARKINS:

18 And that's for further comments?

19 MR. BABERS:

20 For further comments.

21 MS. PAUL:

22 My name is Emelda Paul. I'm the President of  
23 the Lafitte Housing Development. I was one of those that came  
24 before you all, Mr. Baber, came to you a couple of months ago,  
25 maybe longer, because the residents kept calling wanting to know  
why couldn't they get back into their apartments. There was no water

1 damage or anything. I can only speak for my apartment. The water  
2 came up to the second stairs in my hallway. My neighbor that lived  
3 under me -- By the way, I have grown in Lafitte. The water came in  
4 her house. The whole front was -- She's on the ground floor. That  
5 was flooded. My grandson who lived about five doors away from me  
6 was the same for me. I don't believe that about two or three months  
7 after we left, all of that couldn't have been cleaned up. But the next  
8 thing I notice, we had iron doors. That was telling us something. That  
9 was telling us something. I don't think it was right at all. Those plans  
10 was way before Katrina.

11 But my thing is now, how long is it going to take  
12 for this recovering the new building? They talk about the bricks and  
13 the mortar. We're talking about lives. There are people that want to  
14 go back in there. We've got to make sure it's clean and sanitary. If  
15 there's going to be progress, I want to make sure that all the residents  
16 that want to come home, that they come home. That they have a  
17 place to stay. And that, when you say "affordable housing," we're  
18 talking about where our people can pay that rent. And I'm not talking  
19 about sky-high rent.

20 So you keep this in mind. We done lost too many  
21 of our people, especially the elders, from the stress and sickness. I  
22 lost a sister, and it's hurting thing to see what our president is doing to  
23 us. Thank you.

24 MS. LARKINS:

25 Is there anyone else that would like to have an  
additional three minutes?



1 I think we all need to have an explanation of the  
2 funding sources for these projects. Several of the people in this room,  
3 including myself, are involved in parts of the St. Thomas  
4 redevelopment. And I think there had been an expectation that the  
5 other redevelopments will take place using Code 6 funds, as I  
6 understand that's not the case. But again, we received the  
7 gravitational on that. What is status of these plans? What are the  
8 documents that are available? Who do we go to to get them other  
9 than what's out there on the web site? Who's been involved in getting  
10 us to this particular contact? I mean, we're all to a thing with this on to  
11 setup and a HANO requesting consulting party status, advising people  
12 of this meeting, etcetera. To my knowledge, none of that's included in  
13 packet that's on the web site. Until you identify these other people  
14 that are involved, you know, up to today, I think a lot of these folks are  
15 going to get involved in this point forward. Same questions about how  
16 the APE was determined. Who drew the line where the input was  
17 had? Who made the decision with what information was looked at?  
18 Consideration of alternatives. It appears that demolition was the  
19 foregoing conclusion. During consideration of negative impacts,  
20 effects into adjoining neighborhoods, speculative demolition  
21 identification; none of this seems to be addressed as part of the fold,  
22 and part of the 106.

23 And finally, what are the next steps? I mean,  
24 Ms. Dodd, in her opening presentation, explained that this is the  
25 beginning of a very long process. Well, you've got a lot of people he  
who have a great deal of interest in this. So, I think, in fairness to

1 them, some additional information about, when they leave this  
2 evening, what happens next, not just the two-week comment period,  
3 but what do HUD and HANO have planned out for the coming  
4 months, how is that process going to play out? It is critical that you be  
5 transparent in providing information as well as possible about this  
6 process unfolding. Thank you.

7 MS. LARKINS:

8 We have Ms. Lilly Parker.

9 MS. WOODFORK-PARKER:

10 Good evening. My name is Lilly Woodfork  
11 Parker. I'm a resident of public housing. I also oppose the demolition.  
12 I've been going to all the UNOP meetings. And if they can agree that  
13 we need housing, you know, that we should've had. The plan that  
14 they have, really, you wouldn't even believe that the people, plan is  
15 people plan because I've been to all of them. I've been to all the  
16 meetings. I can't see -- I mean, it's like a foregone conclusion that we  
17 hand out but it's already been, you know, it's already been decided  
18 when we came here. And it doesn't seem like, right now that anyone  
19 is thinking about that. But I really don't think that the site should be  
20 torn down. We never said we didn't think that they shouldn't be  
21 modernized or fixed up. We did said we did not wholesale conviction.  
22 And right now, that's what seems to be going on. But as I've said,  
23 I've attended mostly all of the UNOP meetings, and they've come to  
24 the forgoing conclusion that we do need housing and that these  
25 building shouldn't be demolished, especially at a time right now.  
Thank you.

MR. BABERS:

This concludes the meeting for Lafitte. We will take a break, and the meeting for the St. Bernard Public Housing will start at 7:30. Thank you.

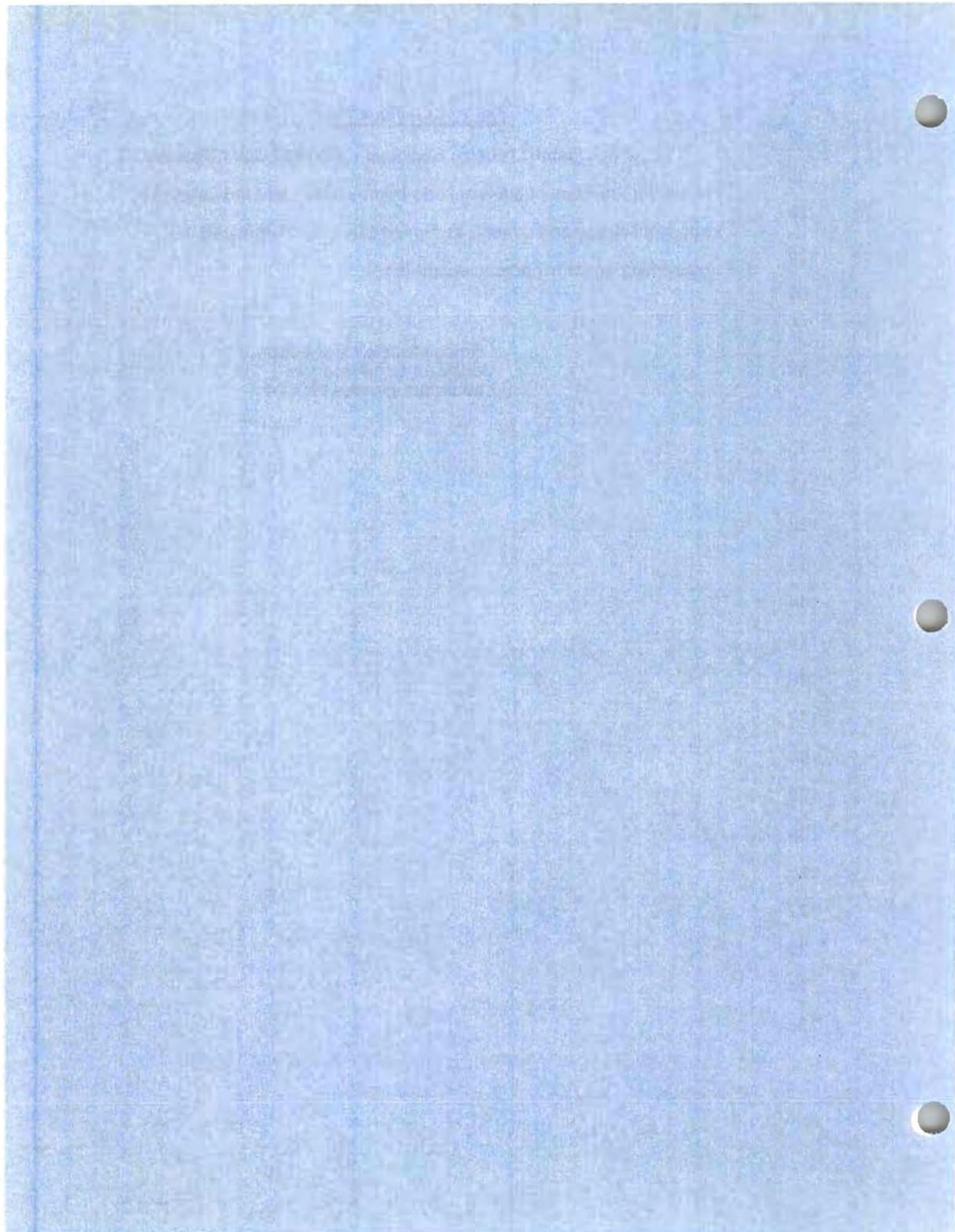
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25

CERTIFICATE

I, Darcee Michele Cacibauda, Certified Court Reporter,  
in and for the State of Louisiana, do hereby certify that the foregoing  
transcript is true and correct, as reported by me and reduced to  
typewriting under my person supervision.

Darcee Michele Cacibauda  
Certified Court Reporter  
Louisiana License #99084

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25





1 C. Lafitte will be redeveloped with 1,500 affordable and market rate units on the Lafitte housing  
2 site and in the neighborhood. These units are planned to include 276 public housing units, 624  
3 affordable rental units, and 600 homeownership units.

4 D. The goal of on-site development activities is to replace existing Lafitte public housing  
5 residences with 556 units of affordable rental housing and home ownership units meeting  
6 contemporary standards of quality and safety. The on-site units will include 100 public housing  
7 units designated for seniors, 176 public housing units for families and 100 tax credit only units.  
8 This phase will also include the construction of 40 homeownership units on the site for low-income  
9 families and 140 homeownership units on the site for moderate income families. This first phase of  
10 the redevelopment of Lafitte will also include 192 units to be developed in the neighborhood and  
11 supported with Section 8 project-based assistance and 64 homeownership units for moderate  
12 income families that will also be located off-site in the Lafitte/Treme neighborhood.

13 E. The goal of off-site development activities is to provide 688 new affordable rental and for-sale  
14 housing units of contemporary standards of quality and safety.

15 WHEREAS, HUD has determined that the Undertaking is subject to review under Section 106 of  
16 the National Historic Preservation Act (16 U.S.C. 470), and its implementing regulation, 36 CFR  
17 800; and

18  
19 WHEREAS, the signatories agree to accept the loss of the vast majority of the buildings at the  
20 Lafitte complex contingent upon the rehabilitation of the historic administration building and the  
21 rehabilitation of a limited representative sample of residential buildings in proximity to the  
22 administration building; and

23  
24 WHEREAS, HUD has formally recognized the following organizations as "additional consulting  
25 parties" per 36 CFR 800.2(c)(5): City of New Orleans (and the Historic Districts Landmarks  
26 Commission), National Trust for Historic Preservation, Louisiana Landmarks Society, Preservation  
27 Resource Center of New Orleans, and Lafitte Resident Council; and

28  
29 WHEREAS, the residents have been invited to participate in Section 106 consultation and have  
30 expressed their preliminary views by correspondence, resolutions, or other means; and

31  
32 WHEREAS, HUD has invited federally recognized Indian tribes to consult on this Undertaking,  
33 and they have indicated their interest will be limited to ground disturbing activities that have the  
34 potential to affect archaeological resources identified in consultation with SHPO; and

35  
36 WHEREAS, HUD has determined, in consultation with SHPO, that the Undertaking may cause  
37 adverse effects to historic properties and that this agreement is the appropriate vehicle to mitigate  
38 potential adverse effects; and

39  
40 WHEREAS, HUD, in consultation with the SHPO, has delineated the area of potential effects  
41 (APE), which is presented in narrative and graphical form in Appendix A, subject to appropriate  
42 modifications necessitated by the implementation of off-site housing; and

1 WHEREAS, HANO and the developer have informed the consulting parties that off-site  
2 development of rental housing related to this Undertaking is expected to occur in areas beyond the  
3 APE; and  
4

5 WHEREAS, HUD has invited HANO, as the recipient of federal funds, to sign this agreement as  
6 an "invited signatory" per 36 CFR 800.6(c)(2) since it has responsibilities under this agreement;  
7 and  
8

9 WHEREAS, the developer has been confirmed but has not been contracted at the time of the  
10 signing of this agreement; HANO will legally bind the developer in the Master Development  
11 Agreement to fully comply with the provisions of this agreement; and  
12

13 WHEREAS, only the "signatories" and "invited signatories" have rights to seek amendments or  
14 termination of this agreement; and  
15

16 WHEREAS, HUD has invited the National Trust for Historic Preservation, Louisiana Landmarks  
17 Society, Preservation Resource Center of New Orleans, and the Lafitte Resident Council to sign  
18 this agreement as "concurring parties," per 36 CFR 800.6(c)(3); and  
19

20 WHEREAS, HUD has identified, through consultation with the SHPO, ACHP, consulting parties,  
21 and the public, that the APE contains properties eligible for or listed in the National Register of  
22 Historic Places: Lafitte Public Housing Complex (eligible under Criterion A for historical  
23 association), Mid-City Historic District, Parkview Historic District, and Esplanade Ridge Historic  
24 District; and  
25

26 WHEREAS, HUD has determined, in consultation with the SHPO, ACHP, additional consulting  
27 parties, and the public, that reasonable and good faith efforts to carry out appropriate  
28 identification/evaluation of historic properties regarding the on-site redevelopment have been  
29 completed; and  
30

31 WHEREAS, HUD will allow HANO and the developer to coordinate the proposed off-site program  
32 in a phased approach with the terms of this agreement (as noted below) and as the regulations allow  
33 at 36 CFR 800.4(b)(2) and 800.5(a)(3); and  
34

35 WHEREAS, HUD has determined, in consultation with the SHPO, ACHP, additional consulting  
36 parties, and the public, that the redevelopment may pose adverse effects to historic properties in the  
37 APE for the following reasons: demolition of existing on- and off-site structures; ground  
38 disturbance; new construction; possible stabilization and rehabilitation of certain on- and off-site  
39 structures; temporary traffic congestion and construction noise; and  
40

41 WHEREAS, the roles and responsibilities of each of the consulting parties is clarified in the terms  
42 of this Agreement since there is a need for ongoing post-Agreement reviews; and,  
43

44 WHEREAS, this agreement will be appended as a requirement to the Master Development  
45 Agreement entered into between HANO and the developer of the property.  
46

1 NOW, THEREFORE, HUD, SHPO, and ACHP agree that the proposed Undertaking will be  
2 implemented in accordance with the following stipulations in order to take into account the effects  
3 of the proposed undertaking on historic properties.

4  
5 **STIPULATIONS**  
6

7 HUD, in consultation with HANO and the selected developer, shall ensure that the measures in this  
8 agreement are carried out.  
9

10  
11 **I. ROLES AND RESPONSIBILITIES**  
12

13 A. HUD's Office of Public and Indian Housing: As the Section 106 agency official, it is legally  
14 responsible for the Undertaking and for oversight of HANO to ensure compliance with this  
15 agreement.  
16

17 B. HANO: As the recipient of federal funds, it is responsible for completion of the project,  
18 including oversight of the developer. Although HANO is under HUD receivership, HANO  
19 remains a separate and distinct legal entity.  
20

21 C. The developer: Upon execution of the Master Development Agreement, it shall be responsible  
22 for development of the master plan, all construction activities, and acquisition of financing.  
23

24 D. SHPO: When HUD and HANO request that SHPO review a finding or determination regarding  
25 identification and evaluation of historic properties affected, SHPO shall respond within 30 days.  
26 Based on the phased submittals of HUD and HANO's identification and evaluation of historic  
27 properties, the SHPO will be responsible for consulting with and providing technical assistance to  
28 HANO and the developer consistent with the terms of this agreement. Due to both the large scale  
29 of this undertaking and HUD and HANO's desire to expedite the Section 106 consultation with  
30 SHPO, HUD and HANO will consult with SHPO on means to facilitate such consultation e.g.,  
31 helping SHPO identify funding sources.  
32

33 E. ACHP: The ACHP will provide oversight, advise on disputes, and determine whether the terms  
34 of this agreement are being met.  
35

36 F. Consulting parties: The consulting parties are responsible for commenting and advising HUD  
37 and HANO on the determinations to be made in the implementation of this agreement. Consulting  
38 parties include the Resident Council.  
39

40 G. The public: It has a right to participate in the development of the master plan and to provide  
41 comment as appropriate.  
42  
43  
44  
45  
46

## 1 II. ELEMENTS UNIQUE TO THE LAFITTE HOUSING DEVELOPMENT

2 A. HANO and the Developer will preserve and reuse the administration building along with a  
3 limited representative sample of residential buildings selected by HANO and the Developer, and  
4 concurred in by the ACHP and SHPO, as part of the Master Plan. When selecting residential  
5 buildings, the Developer may include an analysis of why three-story structures may not be feasible.

6 B. HANO and the Developer will ensure that the design of Lafitte's new on-site housing includes  
7 linkages to the adjacent National Register listed and eligible historic districts--Esplanade Ridge,  
8 Mid-City, and Parkview, and takes into account indirect and cumulative effects resulting from new  
9 construction.

10 C. HANO and the Developer will develop a construction protection plan for the contributing  
11 buildings along the borders of the historic districts closest to the Lafitte development, especially the  
12 Esplanade Ridge and Mid-City Historic Districts, to avoid and minimize adverse effects..

13 D. HANO and Developer will consult with the SHPO and Resident Council regarding the  
14 development of a retention and protection plan for select landscape elements that contribute to the  
15 historic character of the Lafitte complex. The developer shall retain those landscape elements that  
16 can be used in the redevelopment without compromising the proposed on-site new construction.

17 E. HANO and the Developer will address the rehabilitation and use of the Sojourner Truth  
18 Community Center as part of the Master Plan development.

19 F. The creation of new street grid patterns has been developed with residents and community  
20 stakeholders during initial phases of the Master Plan development. As per Stipulation III, there  
21 will be additional opportunities to involve neighborhood associations within the three adjacent  
22 historic districts to ensure that the siting of various architectural styles and the location of off-site  
23 parking is compatible with the architectural character of adjacent historic districts.

24 G. HANO and the Developer will coordinate the implementation of rehabilitation, demolition, and  
25 new construction activities outlined in the Master Plan to ensure that time is allowed for  
26 consultation with residents regarding the collection of historical information and documentation  
27 needed to properly interpret the history and significance of the Lafitte complex.

## 28 29 III. MASTER PLAN DEVELOPMENT

30  
31 A. As part of the development of the master plan, the developer will integrate the following  
32 historic preservation principles into the program:

33  
34 1. Thorough analysis of rehabilitation of certain existing buildings, including the  
35 administration building and a limited representative sample of residential buildings in  
36 proximity to the administration building, to meet the programmatic needs for non-  
37 residential uses.  
38

1           2. Retention of landscaping which defines the housing sites, where possible.

2  
3       B. HUD, HANO and the developer will involve the consulting parties, residents, and the public  
4 in the development of the master plan. HUD and HANO will take into account the input of the  
5 parties and document their analysis of the input.

6  
7       C. Upon approval of the Master Plan and the selection of prototype designs for new construction,  
8 HANO and the developer will develop a plan to insure construction traffic will be routed to  
9 minimize impact to schools, churches and other sensitive receptors and will rely on use of roads  
10 adequately sized to handle the increased traffic loads and counts.

11  
12       D. In the event that HANO and the Developer determine to explore retention of additional units  
13 that would not necessitate reprocessing the tax credit application, they will notify and consult  
14 with consulting parties as part of the Master Plan process.

#### 15 16 17 **IV. DOCUMENTATION**

18  
19       A. HABS: In consultation with SHPO, HANO will select a representative number of buildings to  
20 be documented per a Level II Historic American Buildings Survey (HABS). In accordance with  
21 Appendix B, HANO will submit Level II HABS documentation on the Lafitte property to the  
22 HABS Division of the National Park Service (NPS) for review and acceptance. Within 150 days of  
23 execution of this agreement, the NPS-accepted HABS documentation for selected properties will  
24 be submitted in final form as follows: original photograph negatives, archival photographs,  
25 architectural drawings, and written data will be provided to the HABS Collection of the Library of  
26 Congress; two sets of archival photographs, architectural drawings, and written documents will be  
27 provided to the SHPO (for deposit with SHPO records and the Louisiana State Archives).

28  
29       B. Exhibit: HANO and the developer will consult with Lafitte residents, SHPO, ACHP, additional  
30 consulting parties, and the public to develop and complete an oral history project and historic as  
31 well as archaeological exhibit for display on site incorporating oral and narrative histories,  
32 documents, illustrations, or other artifacts. The scope of work for this effort will be developed in  
33 consultation with SHPO. Consideration will be given to contracting with a local college/university  
34 to execute these projects. Distribution of the final written and graphical products will also be a  
35 subject of this consultation in which all the parties will be invited to participate. This exhibit will  
36 be completed by December 31, 2010.

#### 37 38 39 **V. PROFESSIONAL QUALIFICATIONS**

40  
41 HANO and the developer will hire or retain a design professional with previous experience  
42 working with historic preservation and historic architecture to provide technical assistance, as  
43 needed, during the preliminary design development phase, and in response to comments HANO or  
44 the developer receives from the consulting parties regarding the design for new construction and  
45 the scope of work for rehabilitation activities outlined in the Master Plan for the complex.

1 VI. ON-SITE DESIGN DEVELOPMENT

2  
3 A. The site plan for new development on the cleared site will be consistent with the Master Plan  
4 developed under Stipulation III.

- 5  
6 1. The Master Plan will incorporate existing landscape elements that do not  
7 compromise an efficient layout and reuse of the site.  
8 2. HANO and the developer will provide to all consulting parties a written summary  
9 describing how new construction will be phased, and what activities will be  
10 included within each phase.  
11 3. HANO and the developer will provide plans illustrating/depicting the design  
12 prototypes to be used for the new construction on site and specify where each design  
13 will be located throughout the site plan.  
14 4. The plans for the rehabilitation of the administration building and a limited  
15 representative sample of residential buildings to be selected as part of the Master  
16 Plan development will be carried out concurrent with new on-site development.  
17

18 B. Consistent with the Master Plan, HANO and the developer will design new construction and  
19 develop rehabilitation plans that are responsive to the Secretary of the Interior's Standards, the  
20 *Louisiana Speaks: Pattern Book*, and appropriate local design guidelines for new construction. The  
21 developer will provide to the SHPO for review and comment design elevations and proposed siting  
22 of all prototype residential structures to be used within the site.  
23

24 C. Demolition and Salvage:

- 25  
26 1. Upon securing a representative number of buildings for recordation of the complex  
27 as determined in consultation with SHPO in accordance with Stipulation IV, HANO  
28 and the Developer may proceed with the demolition of all units with the exception  
29 of the buildings designated for recordation, administration building and a limited  
30 representative sample of residential buildings as described in the Master Plan.  
31 2. HANO and the developer will secure the buildings that are to be retained on-site  
32 during demolition and new construction and ensure that unanticipated damage by  
33 contractors will be avoided.  
34 3. Prior to demolition, HANO and the developer will consult with SHPO on the  
35 feasibility of instituting a timely and cost-effective salvage plan to identify, retrieve,  
36 and move historic building materials (e.g., windows, doors, bricks, etc.) for reuse in  
37 other local rehabilitation projects.  
38

39 D. The design review process for all on-site development, including new construction and  
40 rehabilitation, will provide for the review of schematic plans, preliminary plans, and final drawings  
41 by the consulting parties and the public:

- 42  
43 1. HANO and the developer will convene a public meeting, post appropriate documents  
44 on the web, and make them available at local venues, so that consulting parties,  
45 Resident Council, evacuees, and the general public have the opportunity to provide  
46 comments and recommendations.

1 2. HANO and the developer will make the documents available for a minimum of 30  
2 days for comment, after which HANO and the developer will summarize comments  
3 received and advise the parties to this agreement of changes that HANO and the  
4 developer have made.

5 3. HANO and the developer shall submit final plans to the SHPO based on the  
6 foregoing process for review and comment prior to the initiation of construction.  
7

## 8 9 **VII. OFF-SITE AFFORDABLE HOUSING DEVELOPMENT**

### 10 11 **A. Goals for off-site affordable housing development:**

- 12 1. The developer will seek to mitigate adverse effects on adjacent neighborhoods in the  
13 vicinity of the Lafitte complex, by focusing off-site acquisition efforts on vacant sites  
14 and blighted properties located within these neighborhoods and on structurally sound  
15 properties suitable for rehabilitation.
- 16 2. The developer will seek to mitigate adverse effects on historic districts in the vicinity of  
17 the Lafitte complex, including Esplanade Ridge, Parkview and Mid-City, by focusing  
18 off-site acquisition efforts on vacant sites and blighted properties located within these  
19 historic districts.
- 20 3. SHPO will assist HANO and the developer with seeking state and federal tax credits for  
21 the rehabilitation of historic buildings if appropriate. The developer will explore with  
22 SHPO opportunities to maximize the use of these incentives by clustering in-fill new  
23 construction and rehabilitation projects.  
24

25  
26 **B. HANO and the developer will ensure that the identification and evaluation of parcels acquired**  
27 **for off-site housing will be completed in phases prior to determining which alternative (e.g.**  
28 **rehabilitation, in-fill, demolition, conveyance) will be used to provide affordable housing on the**  
29 **site.**

30  
31 **C. HUD will ensure that HANO and the developer will not acquire properties from property**  
32 **owners who, with intent to avoid the requirements of Section 106, have intentionally significantly**  
33 **adversely affected a historic property.**

34  
35 **D. In order to expedite the review of the off-site program, HANO and the developer will develop**  
36 **written protocols on activities listed below with the SHPO to standardize reviews, to be shared with**  
37 **consulting parties. These protocols will address:**

- 38 1. Stabilization of structures awaiting rehabilitation.
- 39 2. Identification of property types, activities, or geographical areas exempt from review.
- 40 3. Analysis of alternative treatments.
- 41 4. Identification of demolition and site clearance procedures.
- 42 5. Development, if appropriate, of a salvage plan based on Stipulation VI.C.3, prior to  
43 demolition.
- 44 6. Coordination of related site improvements in historic districts, e.g., parking.
- 45 7. Coordination of historic reviews.  
46

1 E. Rehabilitation of historic buildings for off-site housing will adhere to the Secretary of the  
2 Interior's Standards for Rehabilitation to the maximum extent feasible. If HANO and the  
3 developer determine that it is not feasible to adhere to the Standards, they will submit alternative  
4 treatments to the SHPO for review and comment. If the SHPO concurs with designs that do not  
5 meet the Standards, HANO, the developer, and SHPO will execute a letter agreement that will be  
6 filed with HUD and the ACHP prior to project implementation. Such agreements will explain why  
7 the Standards could not be met.

## 10 VIII. ARCHAEOLOGY

12 A. All archaeological surveys and monitoring conducted pursuant to this Agreement, as well as  
13 any treatment plans for archaeological resources developed pursuant to this Agreement, will be  
14 carried out by or under the oversight of a person meeting the professional qualifications for  
15 Archeology under "The Secretary of the Interior's Professional Qualification Standards" (48 Fed.  
16 Reg. 44,716 (Sept. 29, 1983)). Reviews will be documented by the professional making the  
17 review.

18 B. For on-site work, HANO and the developer will consult with SHPO to develop a research  
19 design for a Phase I archaeological survey in the immediate area of proposed ground disturbance.  
20 Based on the results of the survey, HANO and the developer will take all necessary steps to achieve  
21 Section 106 compliance.

23 C. For off-site work, HANO and the developer will provide SHPO with a map and addresses of  
24 properties for the development of off-site housing. The SHPO and the developer will create a  
25 written protocol for selecting a representative sample of the off-site properties. The development  
26 of the selected properties will be monitored by an archaeologist to determine if archaeological sites  
27 are present. If a site is discovered, work will cease until the SHPO, HANO and the developer agree  
28 on a plan for determining the National Register eligibility of the site, and determining what, if any,  
29 further archaeological testing is appropriate..

31 D. In the event that archaeological investigations, on- or off-site, uncover archaeological sites that  
32 are eligible for listing on the NRHP or have religious and cultural significance to Indian tribes,  
33 HUD/HANO/developer will consult with SHPO and conduct any necessary additional  
34 investigations to achieve Section 106 compliance with regards to those archaeological sites,  
35 including the development of an archaeological mitigation plan, as appropriate. Such consultation  
36 with SHPO may also involve one or more tribes, as appropriate.

38 E. HUD shall ensure that all draft and final archaeological reports resulting from actions pursuant  
39 to this agreement will be prepared in accordance with the SHPO's *Section 106 Investigations and*  
40 *Report Standards*. All draft reports will be completed and provided to the SHPO within 90 days of  
41 the completion of the archaeological investigations for review and comment. The SHPO will be  
42 afforded 30 days to review and comment on all submissions. Upon comment from HUD and  
43 SHPO, a final report will be produced. The on-site archaeological investigations and off-site  
44 investigations will not be incorporated into a single final report.

1 F. HUD shall ensure that HANO will curate all archaeological materials collected and all  
2 associated documentation in accordance with applicable state regulations. Artifacts and associated  
3 records shall be curated with the Louisiana Division of Archaeology to ensure retention and care of  
4 the collections and to provide access to these materials for future research.  
5  
6

## 7 IX. DURATION

8

9 A. This agreement shall be considered in effect as of the date of the last signature by the  
10 "signatories" and/or "invited signatories." HUD will file a signed copy with the ACHP.  
11

12 B. It is anticipated that this project will take place in multiple phases. As long as any phase of this  
13 project is still underway, the agreement shall remain in effect.  
14  
15

## 16 X. POST-REVIEW & UNANTICIPATED DISCOVERIES

17

18 HANO and the developer will comply with the Louisiana Unmarked Human Burials Act in the  
19 event that human remains are discovered. HANO and the developer shall notify HUD, SHPO,  
20 ACHP, and the tribes (if appropriate) within 48 hours if it appears that the Undertaking may affect  
21 a previously unidentified property that may be eligible for inclusion in the National Register or  
22 affect a known historic property in an unanticipated manner. HANO and the developer will stop  
23 construction in the vicinity of the discovery and take all reasonable measures to avoid or minimize  
24 harm to the property until HUD concludes consultation. If the newly discovered property has not  
25 previously been included in or determined eligible for the National Register, HANO and the  
26 developer may assume that the property is eligible for purposes of this agreement or may request  
27 that HUD assess the National Register eligibility of the property. HANO and the developer shall  
28 include information regarding their proposed actions to resolve any adverse effects resulting from  
29 the discovery in their notice and shall provide a notice of the discovery to the additional consulting  
30 parties if requested by the SHPO. The ACHP will not participate in the review of HANO and the  
31 developer's proposed actions unless ACHP's participation is requested by HUD, SHPO, or tribes  
32 (if they are participating). If the SHPO or tribes (if they are participating) do not object to HANO  
33 and the developer's recommendations within 48 hours, HUD will require HANO and the developer  
34 to modify the scope of work, as necessary, to implement the recommendations. HUD will take into  
35 account any timely objection by the SHPO and tribes (if they are participating) and authorize  
36 HANO and the developer to carry out appropriate actions. This process to resolve any adverse  
37 effects arising from a post-review discovery has been developed pursuant to 36 CFR §800.13(a)(2)  
38 and all actions in conformance with this process will satisfy HUD's responsibilities under Section  
39 106 and 36 CFR Part 800. HANO and the developer shall provide HUD, SHPO, tribes (if they are  
40 participating), and any other party that participated in the review of this discovery, with a report of  
41 the actions taken pursuant to this stipulation within 90 days after their completion.  
42  
43  
44  
45  
46

## XI. MONITORING AND REPORTING

Beginning 6 months after the execution of this agreement and every 6 months thereafter, until it expires or is terminated, HANO and the developer shall provide all consulting parties to this agreement with a summary report detailing work undertaken and work planned for the upcoming 6 months pursuant to its terms. A meeting shall be held annually with HUD, HANO, the developer, and the consulting parties in conjunction with the six-month report provided in January of each year, starting in 2008. The report shall also include any proposed scheduling changes, significant problems encountered dealing with historic properties, and significant disputes and objections received concerning efforts to carry out the terms of this agreement. The report may include recommendations regarding amendments that would assist in the implementation of this agreement. Failure to provide such summary report may be considered noncompliance with the terms of the agreement pursuant to Stipulation XIV. Reports will also be filed at HANO and will be available for public review upon request.

## XII. DISPUTE RESOLUTION

A. Should any of the signatories object to the manner in which the terms of this agreement are implemented or, within the specified time frames, to any plans prepared for the Undertaking that are subject to review pursuant to the agreement, HUD will consult further with the objecting party to resolve their concerns. If HUD determines that such objection cannot be resolved, HUD will forward all documentation relevant to the dispute to the ACHP including its proposed response to the objection. Within 30 calendar days after receipt of all pertinent documentation, the ACHP will either:

1. Advise HUD that it concurs with their proposed response, whereupon HUD will respond to the objection accordingly; or
2. Provide HUD with recommendations, which it will take into account in reaching a final decision regarding the dispute; or
3. Notify HUD that it will comment pursuant to 36 CFR 800.7(c), and proceed to comment on the subject in dispute. Any ACHP comment provided in response to such a request will be taken into account by HUD in accordance with 36 CFR 800.7(c)(4) with reference only to the subject of the dispute, and HUD's responsibility to carry out all actions under this agreement that are not the subject of the dispute will remain unchallenged.

B. If the ACHP fails to provide recommendations or to comment within 30 days, HUD may authorize HANO and the developer to implement that portion of the Undertaking subject to dispute under this Stipulation in accordance with any documentation as submitted and as amended by HUD.

C. Any recommendation or comments provided by the ACHP will be understood to pertain only to the subject of the dispute, and the responsibility of HUD to carry out all actions under this agreement that are not the subject of the dispute will remain unchanged.

1 D. Any consulting party may also seek resolution of a dispute concerning this agreement by  
2 notifying HUD or SHPO, and the ACHP as appropriate.  
3  
4

### 5 **XIII. PUBLIC INVOLVEMENT** 6

7 A. Public Notification: HANO and the developer will ensure that the public – especially displaced  
8 public housing residents – are apprised regularly on the progress of the project and receive  
9 notifications of meetings through a variety of media, including newspaper advertising, internet  
10 postings, and direct mail.  
11

12 B. Public Objections: Any member of the public objecting to the execution of any terms or plans  
13 resulting from this agreement may seek resolution by notifying SHPO or HUD, and the ACHP as  
14 appropriate.  
15  
16

### 17 **XIV. AMENDMENTS & NONCOMPLIANCE** 18

19 A. If any of the signatories or invited signatories to this agreement determines that its terms cannot  
20 be carried out or are not being carried out, or that any amendment to its terms must be made, that  
21 party shall immediately consult with the other signatories to develop an amendment to this  
22 agreement pursuant to 36 CFR 800.6(c)(7) and 800.6(c)(8).  
23

24 B. Notwithstanding any provisions in this agreement, stoppage of work in furtherance of the  
25 undertaking shall be necessary during the following situations only: (1) pursuant to Stipulation X  
26 concerning post-review unanticipated discoveries; or (2) after a Termination pursuant to Stipulation  
27 XV.  
28  
29

### 30 **XV. TERMINATION** 31

32 A signatory or invited signatory may terminate this agreement only (1) after the signatories engage  
33 in a consultation set out in Stipulation XIV lasting no less than 30 days; and (2) after one of the  
34 three following circumstances occur: (a) one of the signatories determines that compliance with the  
35 agreement is impossible as a result of unforeseen or unforeseeable circumstances; or (b) one of the  
36 signatories determines that one of the other signatories is not complying with the terms of the  
37 agreement; or (c) one of the signatories determines that an unforeseen and significant modification  
38 of the undertaking altering the effects on historic properties in a negative fashion has occurred, the  
39 signatories cannot agree on how to resolve consequential and potential adverse effects, and one of  
40 the signatories decides to terminate consultation pursuant to 36 CFR 800.7(a). Within 30 days  
41 following termination, HUD shall notify the signatories and consulting parties if it will initiate  
42 consultation to execute a subsequent agreement with the signatories under 36 CFR 800.6(c)(1) or  
43 request the comments of the ACHP under 36 CFR 800.7(a) and proceed accordingly.  
44

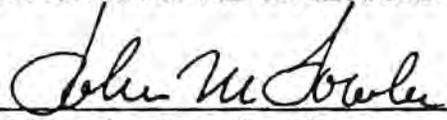
1 EXECUTION OF THIS MEMORANDUM OF AGREEMENT and implementation of its terms by  
2 HUD evidences that it has taken into account the effects of this Undertaking on historic properties  
3 and afforded the ACHP an opportunity to comment.

4  
5 SIGNATORIES:

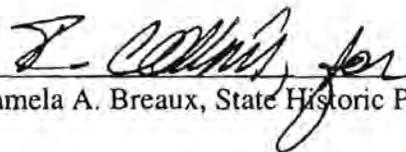
6  
7 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

8  
9  Date: 07.20.07  
10  
11 Orlando J. Cabrera, Assistant Secretary, Public and Indian Housing

12  
13 ADVISORY COUNCIL ON HISTORIC PRESERVATION

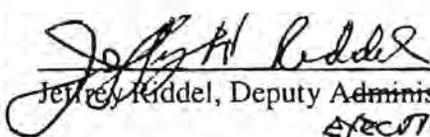
14  
15  Date: 7/23/07  
16  
17 John M. Fowler, Executive Director

18  
19 LOUISIANA DIVISION OF HISTORIC PRESERVATION, DEPARTMENT OF CULTURE,  
20 RECREATION & TOURISM

21  
22  Date: 7-6-07  
23  
24 Pamela A. Breaux, State Historic Preservation Officer

25  
26  
27 INVITED SIGNATORY:

28  
29 HOUSING AUTHORITY OF NEW ORLEANS

30  
31  Date: 7/20/07  
32  
33 Jeffrey Kiddel, Deputy Administrative Receiver  
34 *EXECUTIVE APPROPRIATOR*

1 CONCURRING PARTIES:

- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

APPENDIX A: AREA OF POTENTIAL EFFECTS

1  
2




  
 UNITED STATES RISK MANAGEMENT, L.L.C.

project no	15-060165
designed	j chirmento
reviewed	t dodd
date	06.04.07

**Legend**

-  Lafitte Housing
-  Area of Potential Effect (APE)

The APE was established around the proposed area per 24 CFR Part 50 and 36 CFR Part 800. It extends to seven hundred-fifty (750) feet around the proposed project site. Where the boundary is interrupted by a major roadway, the APE boundary is set at that roadway.

Housing Authority of New Orleans  
 Lafitte Development  
 Orleans Parish, Louisiana

## APPENDIX B: HABS STIPULATIONS

Level II HABS documentation will be completed on a representative sample of buildings selected by HANO in consultation with SHPO.

Photography and photographic development will be executed in compliance with HABS standards. The following standards will also apply:

- Each photograph will clearly note the building documented according to its HANO-designated building number.
- Each of the four elevations of the buildings selected will be photographically documented; in cases where the rear façade is obscured by foliage, an additional photograph of the rear façade of a building of the same type will be included. When possible, other objects (such as automobiles) will be excluded from photographs.
- Variant roof styles of each building type will be documented in photographs.
- All exterior details for each building will be documented, including (but not necessarily limited to) windows, doors, vents, chimneys, canopies, iron work, plaques, cornerstones, etc.
- A sample apartment interior will be documented. Variations in interior details, such as fireplaces, mantels, staircases, etc., will be documented individually.
- The documentation will include streetscape and other site photographs in order to provide a contextual understanding of the site. This includes site details such as original fencing and laundry lines/poles.

In addition to the photographic documentation of the existing buildings, the following are also required:

- A site plan noting HANO-designated building numbers, building types, and roof styles. This information may be keyed on a single plan sheet, provided that the information is clearly presented.
- A complete history of the Lafitte Public Housing Complex, including historic photographs. A timeline of the modernization of the development would be a useful addition, if available.
- A complete indexed set of existing historic drawings.
- A history of the development of the area prior to the housing development's construction, which will provide a context for understanding the neighborhood and the impact of the construction of the Lafitte Redevelopment.

**APPENDIX F**  
**NOISE ASSESSMENT**

**Noise Assessment Survey**  
**Department of Housing and Urban Development**  
**Noise Assessment Guidelines (24 CFR 51)**

**Overview**

The Lafitte Housing Development is bounded by Lafitte Street, Orleans Avenue, North Claiborne Avenue, and North Rocheblave Street. The Housing Authority of New Orleans plans to demolish all 896 units, followed by subsequent construction of approximately 556 new units, including some project based Section 8 units, and the disposition of the property.

**Noise Analysis**

The noise analysis will evaluate the site's exposure to three major sources of noise: aircraft, roadways and railways. After the three factors are combined, the noise environment at the site will come under one of the following three categories:

**Acceptable** – DNL not exceeding 65 decibels

**Normally Unacceptable** – DNL above the 65 but not exceeding 75 decibels

**Unacceptable** – DNL above 75 decibels

Noise levels that are Normally Unacceptable or greater will require the implementation of attenuation measures such as shielding affected buildings with barriers, the installation of noise insulating materials, or reconfiguring buildings away from the noise source. USRM has used the most current information available, including traffic counts, noise contour maps, and other data collected in conjunction with this assessment.

The NAG specifies that there are three main sources of noise to any urban environment. Each is addressed below:

1. Aircraft – All military and civil airports within 15 miles of the site must be considered. There are three airports within 15 miles of the subject property. The aggregate DNL value for all three airports is 55 decibels.
  - New Orleans Lakefront Airport (*New Orleans, Louisiana*) – This airport handles almost exclusively private traffic. It is located approximately five miles from the subject property. Its DNL value is lower than any measured by Figure 3. However, through the regression analysis, the linear equation used by HUD determined a DNL value of 55.
  - Louis Armstrong International Airport (*Kenner, Louisiana*) - This airport is located approximately 10 miles from the subject property. The derived equation was used to find a DNL value of 55 for New Orleans' main commercial airport.
  - Naval Air Station, Joint Reserve Base at Alvin Callender Field (*Belle Chasse, Louisiana*) – This military airfield lies approximately five miles from the subject property. Again, the noise from the airport is not measurable by Figure 3. Since

contour maps were not available for review, and the distance is comparable to the Louis Armstrong Airport, a DNL value of 55 was utilized.

2. Roadways – All roads that are within 1,000 feet of the site were considered. 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 percent in accordance with NAG, and distribution of traffic flows according to the Louisiana Department of Transportation and Development (LDOTD) “Classification Counts.” The average traffic speeds for automobiles, medium and heavy trucks on this major roadway are 35 mph; therefore, the average traffic speed adjustment factor of 0.40 in Table 4 was applied to automobiles and a factor of 0.81 in Table 7 was applied to heavy trucks on Worksheet C. A nighttime fraction of 0.15 with an adjustment factor of 1.00 was applied to both the automobile and heavy truck worksheet, which yielded no change in the overall adjustment. The aggregate combined DNL for all roadways is 63.45 decibels.
3. Railways – All railroads within 3,000 feet of the site were considered. One railroad, the Illinois Central Railroad, is located over 5,000 feet away from the subject property. Since there are no railroads within the specified parameter, no worksheet is attached. A DNL value of <55 decibels will be used for the railroad.

### **Conclusions**

An evaluation of the three main contributors to noise to the Lafitte Housing Development has been found to have an Acceptable Level of noise at 64.55 DNL.

### **Terms**

Definition and explanation of commonly used terms and acronyms

- 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 Location, representative locations around a site where noise is expected
- NEF – Noise Exposure Forecast
- Nighttime – Between the hours of 10pm and 7am

### **References**

U.S. Department of Housing and Urban Development, Office of Policy Development and Research. Noise Assessment Guidelines. <http://www.hud.gov/offices/cpl/energyenviron/environment/resources/guidebooks/noise/chapter5.pdf>.

Worksheet A, Site Evaluation (page 26 of Noise Assessment Guidelines)

Necessary Information			
Site Location	The subject property is located at 2101 Lafitte Street, Orleans Parish, Louisiana		
Program	PHA Redevelopment		
Project Name	Lafitte Housing Development		
Locality	2101 Lafitte St, New Orleans, Louisiana 70112		
File Number			
Sponsor's Name	Providence Community Housing, Charlotte Bourgeois		
Sponsor's Phone	(504) 821-7222		
Street Address	Claiborne Building, Suite 7-270 1201 North 3 <sup>rd</sup> Street Baton Rouge, Louisiana 70802		
	<b>Acceptability Category</b>	<b>DNL</b>	<b>Predicted for</b>
1. Roadway Noise	Acceptable	63.45	Present
2. Aircraft Noise	Acceptable	55	Present
3. Railway Noise	Acceptable	<55	Present
<b>Final Site Evaluation</b>		64.55	

Signature: \_\_\_\_\_



Date: July 25, 2007

## Worksheet B, Aircraft Noise (from page 27 of Noise Assessment Guidelines)

Necessary Information			
Airports (within 15 miles)	Lakefront Airport	Louis Armstrong International	Naval Air Station
1. Are DNL, NEF, or CNR Contours Available?	Yes	Yes	No
2. Any supersonic aircraft operations?	No	No	No
3. Estimating approximate contours from Figure 3			
a. number of nighttime jet operations	7	71	n/a
b. number of daytime jet operations	212	241	n/a
c. effective number of operations (10a+b)	282	951	n/a
d. distance A for 65 dB			
70 dB			
75 dB			
e. distance B for 65 dB			
70 dB			
75 dB			
4. Estimating DNL from Table 2			
a. distance (in miles) from 65 dB contour to flight plan (D1)	.07	.03	
b. distance from NAL to flight plan (D2*)	3.88	9.73	
c. D2 divided by D1	55.43	324.33	
d. DNL**	<55	<55	
5. Operations projected for what year	2007	2007	
6. Total DNL for all airports		55	

Signature: \_\_\_\_\_



Date: July 25, 2007

\*Note: These measurements were made relative to the NAL for the specific purpose of this noise assessment survey.

\*\*Note: Table 2 does not give a DNL level for values where D2 divided by D1 is a value greater than 3.16, an equation derived to find the DNL values.

### Worksheet C, Roadway Noise (from page 28 of Noise Assessment Guidelines)

Necessary Information	
Major Roads (within 1,000 feet)	I-10E & US90B
1. Distance in feet from the NAL to the edge of the road	
a. nearest lane	63.83
b. farthest lane	182.21
c. average (effective distance)	123
2. Distance to stop sign	n/a
3. Road gradient in percent	0%
4. Average speed in mph	
a. automobiles	35
b. heavy trucks – uphill	35
c. heavy trucks – downhill	35
5. 24 hour average number of automobiles and medium trucks in both directions (ADT)	16,730*
a. automobiles	15,894
b. medium trucks	418
c. effective ADT (a+(10b))	20,074
6. 24 hour average number of heavy trucks	
a. uphill	n/a
b. downhill	n/a
c. total	418
7. Fraction of nighttime traffic (10pm to 7am)	0.15
8. Traffic projected for what year?	Present

Adjustments for Automobile Traffic								
	9 Stop and go Table 3	10 Average speed Table 4	11 Nighttime Table 5	12 Auto ADT (line 5c)	13 Adjusted Auto ADT	14 DNL Workchart 1	15 Barrier Attenuation	16 Partial DNL
I-10 & US90B	n/a	0.40	1.00	20,074	8,030	61.5	n/a	61.5

Adjustments for Heavy Truck Traffic											
	17 Gradient Table 6	18 Average Speed Table 7	19 Truck ADT/2	20	21	22 Stop and go Table 8	23 Nighttime Table 5	24 Adjusted Truck ADT	25 DNL Workchart 2	26 Barrier Attenuation	27 Partial DNL
I-10E & US90B	n/a	0.81	209			n/a	1.00	169	59	0	59

<b>Total Automobile and Heavy Truck DNL</b>	<b>63.45</b>
---	--------------

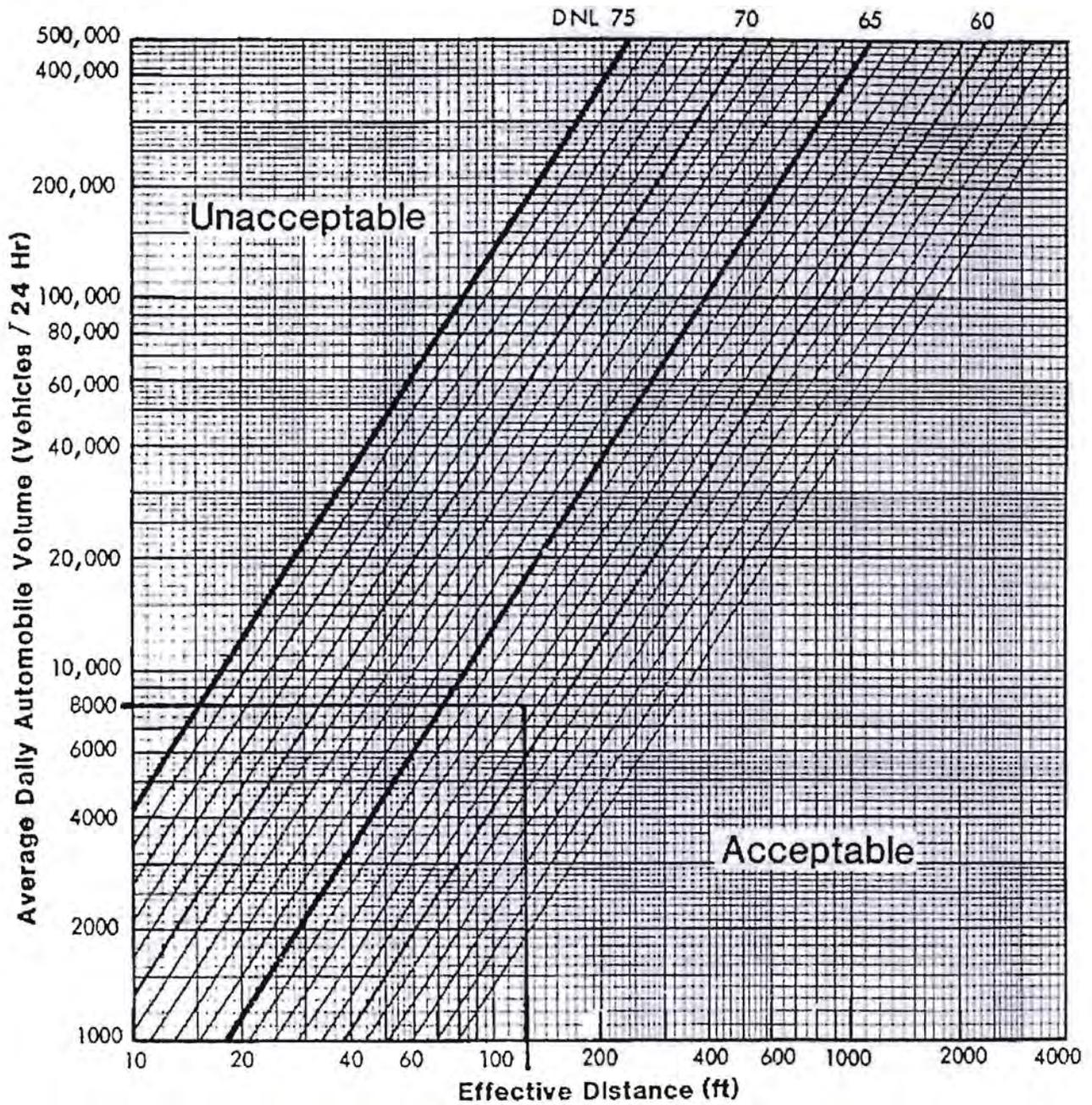
Signature:  Date: July 25, 2007

\*Note: This traffic data for I-10E to US90B was collected by the Louisiana Department of Transportation and Development. In view of the U.S. Census Bureau, Orleans Parish had an estimated population of 484,674 in 2000 and 223,388 in 2006, a 54% reduction. A 30% reduction in population was used to adjust the original ADT of 23,901.)

Source Citation: U.S. Census Bureau, Population Division. *County total population and estimated components of population change: April 1, 2000 to July 1, 2006.* From a compilation by the GNO Community Data Center. <<http://www.gnocdc.org>>

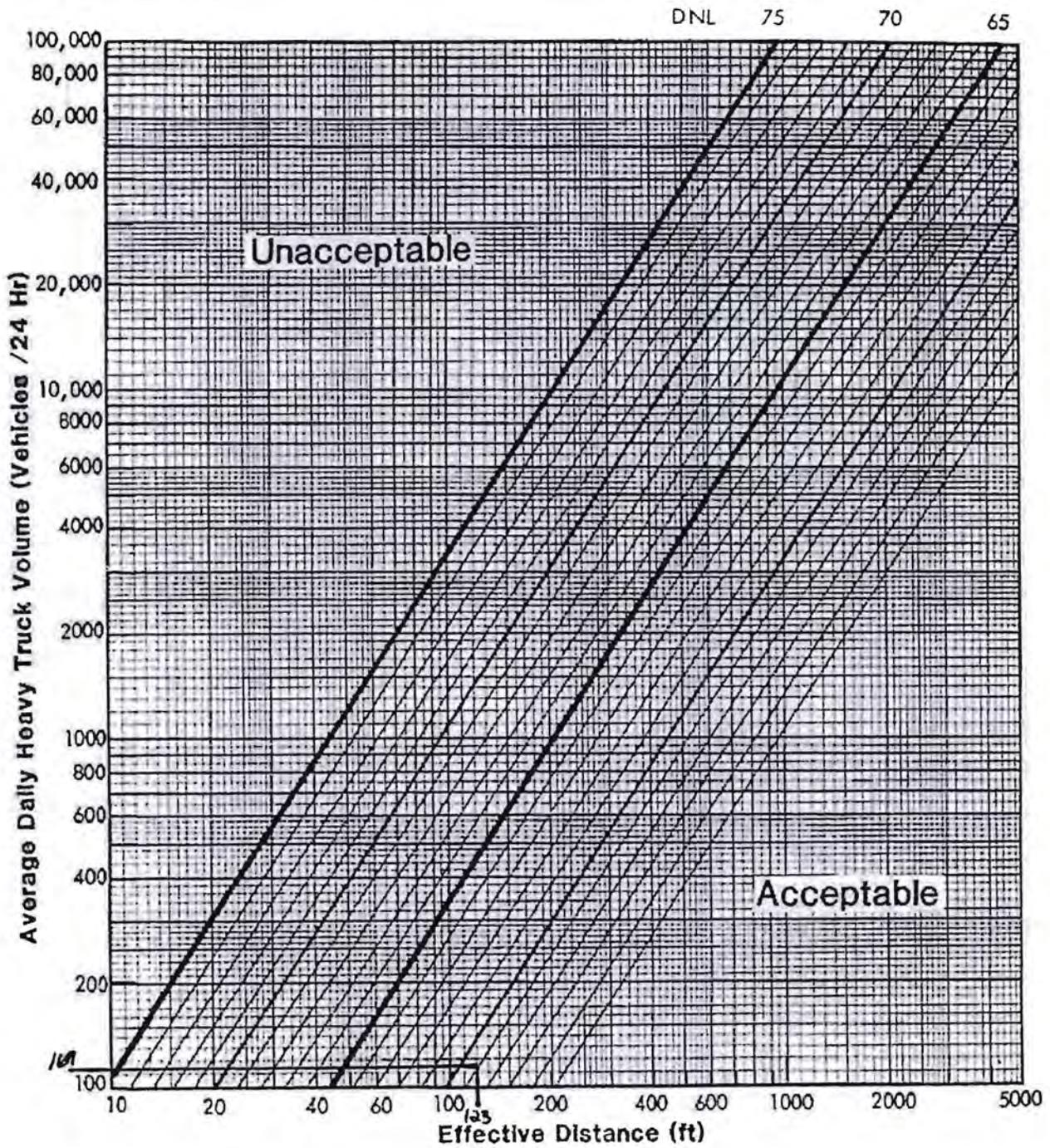
Lafite

Workchart 1  
Autos (55 mph)



Lafite

Workchart 2  
Heavy Trucks (55 mph)



Lafitte 2101 Lafitte St 70112

bound to NW by Jr. Rocheblave St.  
 NE Orleans Ave  
 SW Lafitte  
 SE Jr. Claiborne @ elevated I-10

Northern most lot 29° 58' 08" N NAP 83  
 90 04' 49" W

NW 29 58 04  
 90 04 53

NE 29 57 52  
 90 04 25

SE 29 57 49 I-10  
 90 04 27  
 closest lane 63.83 ft  
 farthest 182.21 ft  
 effective d 123.02 ft

Aircraft  
 Lakefront 5.52 mi  
 Bellechase 4.71 mi  
 Louis ARM. 10.8 mi

Railroad Illinois Central crosses I-10 @/around S. Broad  
 5,277.05 ft.

Lafitte 7/22/07

Roadway US90B to I-10 East

ADT 23,901 Feb '06

30% Reduction for population 16,730

95% auto	15,894
2.5 med	418
2.5 heavy	418

Auto Adjustments

Average speed 35 mph = .40  
 nighttime fraction 0.15 = 1

~~8,364~~ <sup>8,030</sup> db 61.5

Heavy Adjustments

speed < 55 = 0.81 factor

169 db 59

2.5 = 1.95

61.5  
 1.95

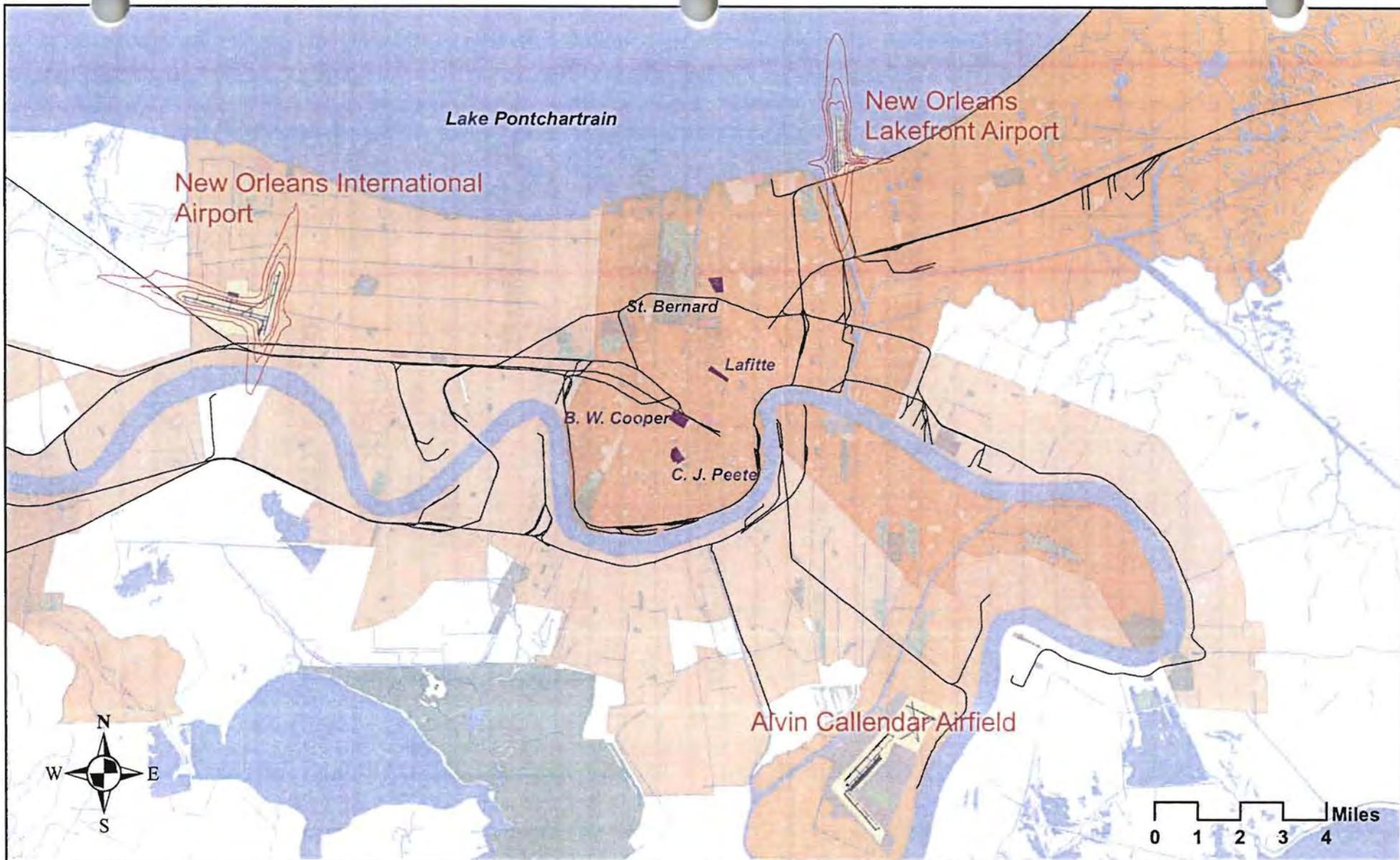
No stop signs w/in 600 feet

63.45 db

(air+railway) 58 db

5.45 = 1.1

64.55



Housing Authority of New Orleans  
 Orleans Parish, Louisiana

**Legend**

-  Housing Developments
-  Railroads
-  Airport Noise Contours

The outermost contour represents the 65 DNL, the middle contour represents the 70 DNL, and the innermost contour represents the 75 DNL.

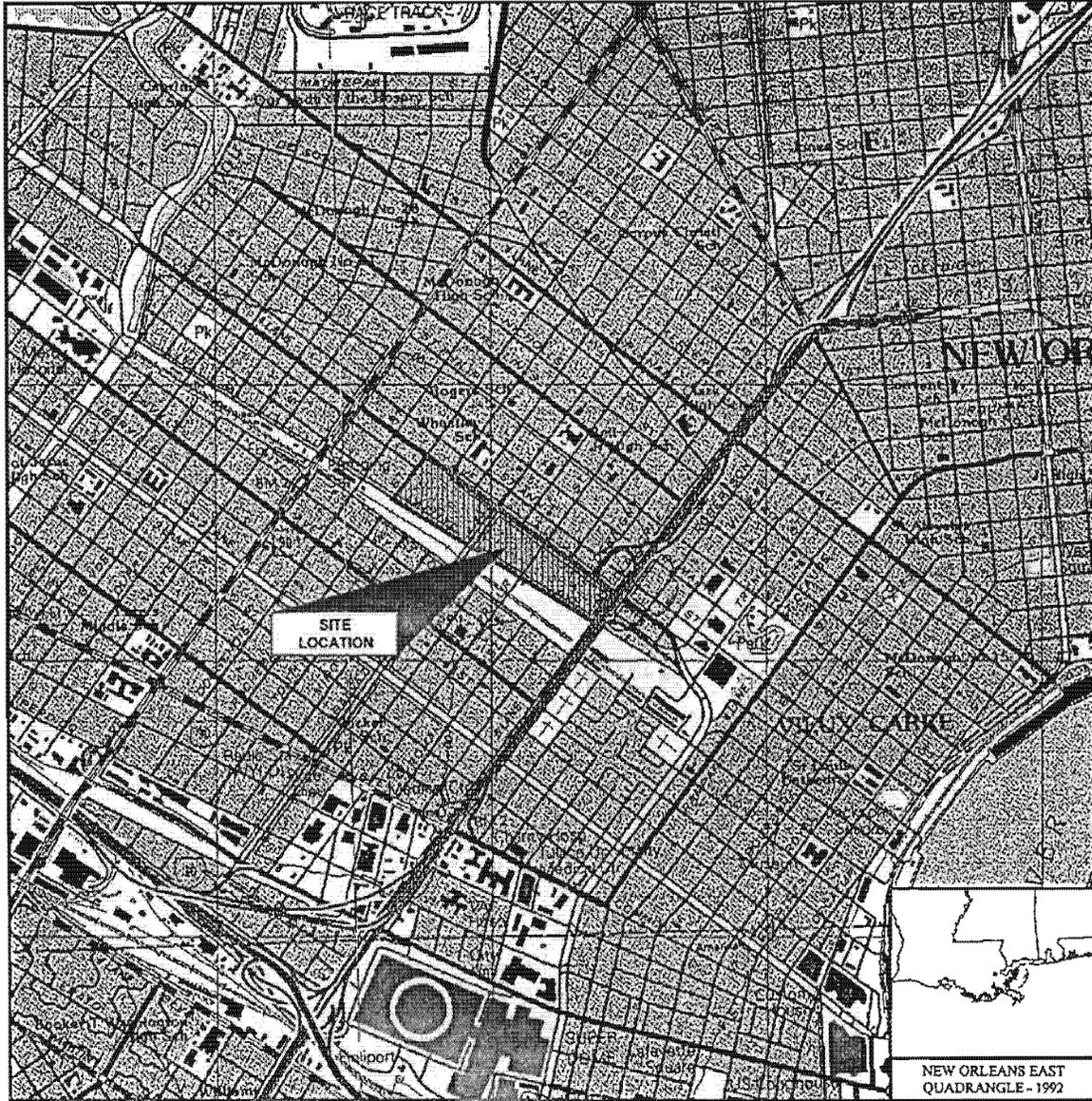


project no  
15-060165  
 designed  
j chimento  
 reviewed  
t dodd  
 date  
07.25.07

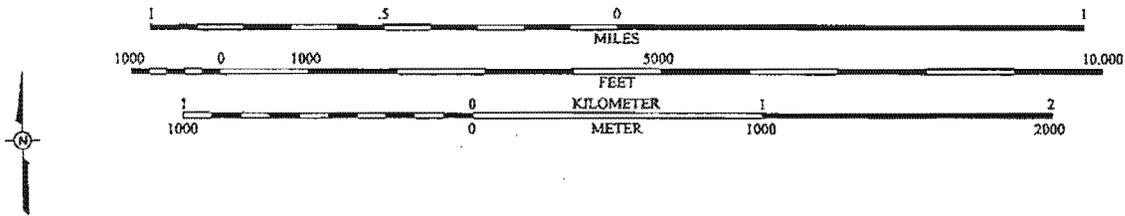


**APPENDIX G**  
**EXISTING LAND USE MAP**

Z:\U.S. Department of Housing and Urban Development\2G0001\mail\LA001005 - Lafitte\2G0001\LA001005-ras.dwg, 1, s.m., 10/22/2008 12:13:32 PM, brian hicks



SCALE: 1 : 24,000



<b>PPM</b> PPM CONSULTANTS, INC.	
DRAWN BY: BWH	DRAWN DATE: 10/02/06
PROJECT NUMBER: 2G0001	BILLING GROUP: MS

HOUSING AND URBAN  
DEVELOPMENT  
LAFITTE PROJECT  
HANO PROJECT NO. LA001005  
NEW ORLEANS, LOUISIANA

SITE LOCATION MAP

FIGURE  
NUMBER

1