

HOUSING AUTHORITY OF NEW ORLEANS

**REQUEST FOR INFORMATION
FOR
DEVELOPMENT OF VACANT PROPERTY**

RFI NUMBER: 18-911-07

SUBMISSION DATE: OPEN UNTIL FURTHER NOTICE

Prepared By:

**Housing Authority of New Orleans
Procurement and Contracts Department
4100 Touro Street
New Orleans, LA 70122**

ISSUE DATE: WEDNESDAY, DECEMBER 6, 2017

**Gregg Fortner
Executive Director**

**HOUSING AUTHORITY OF NEW ORLEANS
REQUEST FOR INFORMATION
FOR
DEVELOPMENT OF VACANT PROPERTY
RFI #18-911-07**

The Housing Authority of New Orleans (HANO) is soliciting written technical, performance, and pricing information from qualified, experienced Developers in order to determine how best to develop HANO's vacant properties, and to identify additional means and methods to accomplish the revitalization of HANO's vacant properties. This Request for Information (RFI) is for information purposes only and may be the first of a two-phase process. Should the Authority decide to proceed with a solicitation based upon the responses to this RFI, phase two would be the issuance of a formal Request for Qualifications (RFQ).

Sealed responses to this solicitation will be received by the Housing Authority of New Orleans (HANO) in the Department of Procurement and Contracts **UNTIL FURTHER NOTICE**.

It is at HANO's discretion to impose a time and date of final submission of proposals at any time during the Request for Information process. Also, it is at HANO's discretion to add or subtract from the list of vacant properties during this process.

Deliver **two (2)** complete sets (one original clearly marked or stamped "original", and one **(1)** copy) of the required submittals, in a **sealed envelope or box** clearly marked with the words "**RFI Documents**", to the Manager of Procurement and Contracts at the following address:

Housing Authority of New Orleans
Department of Procurement and Contracts
Audrey Plessy, Procurement Manager
4100 Touro Street
New Orleans, Louisiana 70122

Place the following information in the upper, left-hand corner on the outside of the envelope when submitting qualifications:

Company Name
Company Address
RFI Name and Number
Date and Time responses are due

Single copies of the RFI may be downloaded from HANO's website at www.hano.org.

All responses submitted are subject to these Instructions and Supplemental Instructions to Offerors, General and Supplemental Conditions, and all other requirements contained herein, all of which are made a part of this Request for Information by reference.

The Housing Authority of New Orleans will not award a Development Agreement/Contract resulting from information obtained from Development Entities pursuant to this RFI.

**HOUSING AUTHORITY OF NEW ORLEANS
Gregg Fortner
Executive Director**

**HOUSING AUTHORITY OF NEW ORLEANS
REQUEST FOR INFORMATION
FOR
DEVELOPMENT OF VACANT PROPERTY - 2018**

RFI #18-911-07

DEFINITIONS

The word “**Developer**” means any person, firm, corporation, partnership, limited liability company, association, joint venture, community-based organization, or any entity or combination of entities responsible for completing the scope of work, as specified in this RFI, meeting all regulatory requirements and obtaining approval from the authorities having jurisdiction.

The words “**Development Agreement**” means any development agreement or agreements, contracts or other document showing the proposed development schedule; the respective responsibilities of each party for each development phase; the expected costs and financing for those costs; the allocation of risk of loss as between or among the parties; and guarantees of completion, insurance, and bonding requirements.

1.1 INTRODUCTION

This request is for information only to assist the Housing Authority of New Orleans (HANO) in determining how best to achieve the development of HANO's vacant properties.

Currently, HANO is reviewing proposals submitted in response to RFI #17-911-18; Development of Vacant Property, which were submitted on Thursday, October 5, 2017. These proposals may include information and ideas to revitalize/develop some of the properties on the list of Vacant Sites Inventory dated December 2017, as part of this RFP.

Be advised that this Request for Information (RFI) may be the first of a two-phase process. Should the Authority decide to proceed with a solicitation based upon the responses received from this RFI, phase two would then be by issuance of a formal Request for Qualifications (RFQ), which would be in accordance with the Housing Authority of New Orleans Procurement Policy and HUD Procurement Handbook.

1.2 PURPOSE

The purpose of this Request for Information is to solicit technical and performance information and ideas along with suggested pricing information, to identify additional means and methods to accomplish the revitalization of HANO's vacant properties.

Proposals may include one property or multiple properties.

The Authority is requesting information from developers to provide expert suggestions/ideas for the development of these properties. The Authority seeks this information to assist in its revitalization efforts to implement the following:

1. Development of mixed-income, mixed-finance, mixed use rental communities that integrate public housing, project-based vouchers, low income housing tax credits (LIHTC), and market rate units.
2. Development of affordable, and market rate homeownership units, including single lots, duplexes, and multi-unit condominiums.
3. Development of properties consistent with current zoning whose revenue can support affordable housing.

1.3 BACKGROUND

The Housing Authority of New Orleans (HANO) is seeking information from developers to develop HANO's vacant properties throughout Orleans Parish. This information is sought for the implementation of large and small scale comprehensive mixed-finance, mixed-income, and mixed use revitalization plans.

1.4 CURRENT CIRCUMSTANCE / SITUATION

HANO is the largest Public Housing Authority in the State of Louisiana and seeks to redevelop more than 120 acres of vacant property at more than 180 addresses in Orleans Parish. These properties range in size from single-family lots to large tracts of acreage in underdeveloped former public housing sites. Current zoning on the properties ranges from single-family residential to commercial.

To date, HANO's redevelopment program represents an investment of over \$1 billion in New Orleans communities from a variety of different funding sources, including the U.S. Department of Housing and Urban Development (HUD) Choice Neighborhood Initiative and Capital Funds, Low Income Housing Tax Credit (LIHTC) equity, Louisiana Housing Finance Agency Housing Trust Funds, Louisiana Office of Community Development (OCD) D-CDBG, City of New Orleans bond and CDBG financing, conventional loans and other private financing.

The overall goal of this development effort is the creation of the maximum amount financially sustainable affordable housing. In locations where the highest and best use may be commercial development, the creation of a revenue stream to HANO for the development of additional affordable housing is critical. HANO seeks to develop its portfolio whose characteristics include:

- 2/3 housing units affordable to households that earn 80% or less of Area Median Income (AMI);
- 25% of housing units available to HANO's public housing clients (a subset of the affordable units);
- sustainable revenue streams to support the development of additional affordable housing.

Potential HANO Resources

- HANO does not anticipate providing capital funds to develop properties;
- HANO will provide operating subsidy for public housing units, as negotiated in the Regulatory and Operating Agreement;
- HANO may provide Section 8 Project Based Vouchers to the owner of the

Development;

- It is HANO's intent to enter into a long-term ground lease with the Owner Entity of the project on the majority of the properties. In instances of homeownership sales, HANO will obtain approval from HUD to deed the property to the homeowner.

1.5 RESPONSE REQUIREMENTS

Please limit your response to ten (10) pages or less. Developers are asked to submit **one (1) original and two (2) copies** of the requested information. RFI responses should be delivered to the following address:

Housing Authority of New Orleans
Department of Procurement and Contracts
Attn: Audrey Plessy, Procurement Manager
4100 Touro Street
New Orleans, Louisiana 70122

Development Approach

Provide a narrative to describe the proposed development approach, which shall include, but is not limited to:

- Summary of the development concept, including potential funding sources and long-term management strategies;
- Listing of the primary contact along with the contact's phone number, mailing address, and email address;
- List of properties for included in the development concept;
- Discussion of the concept's compliance with the current New Orleans' Comprehensive Zoning Ordinance;
- Details of economic benefits to HANO and the surrounding community;
- Outline any potential financial risks and anticipated roadblocks;
- Comments on the project description and requirements outlined in this RFI. Include any suggestions or advice regarding the design, implementation, management, technology, etc. of this contemplated development. Detail what additional information or clarifications would be necessary in order to prepare a comprehensive future Request for Qualifications.

Financing Strategy

Developers must submit a proposed financing strategy consisting of, at a minimum, the following components:

- Sources and uses budget, including acquisition, design, and construction cost assumptions;
- Income mix and unit/bedroom size mix;
- Rent/sales assumptions;
- 20 year operating proforma, if applicable.

Refer to the list of HANO's Vacant Sites Inventory dated December 2017, as part of this RFI. It is at HANO's discretion to add or subtract from this list at any time during the RFI process.

1.6 SUBMISSION OF INFORMATION

Responses to this RFI will be received by the Housing Authority of New Orleans in the Department of Procurement and Contracts **UNTIL FURTHER NOTICE.**

All costs related to the preparation of the responses to this RFI and any related activities are the responsibility of the respondent. HANO assumes no liability for any costs incurred by the respondent, and any documents submitted shall become the property of HANO.

All questions regarding this RFI shall be forwarded in writing to:

Housing Authority of New Orleans
Department of Procurement and Contracts
4100 Touro Street, New Orleans Louisiana 70122
Attn: Dianne Wiltz-Hunley, Contract Administrator
504-670-3249 (Office), 504-286-8224 (Fax),
or by email to dwiltz@hano.org

1.7 OUTCOME

The purpose of this RFI is primarily to gather information. The Housing Authority of New Orleans will not award a Development Agreement/Contract resulting from information obtained from Development Entities pursuant to this RFI.

Vacant Sites Inventory
December 2017

Address	Land Area (square feet * unless otherwise noted)	Neighborhood	Scattered Sites Strategy Designation	Current Zoning
1423-23 1/2 Benton	1,800	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1425-27 Benton	1,800	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
518 Opelousas	2,108	Algiers Point	Westbank	HU-MU; Historic Urban Neighborhood Mixed-Use District
1500 Dumaine	2,331	Treme	Iberville trapezoid	HMR-1; Historic Marigny/Treme/Bywater Residential District
1616 Laharpe	2,448	7th Ward	Iberville trapezoid	HU-B3; Historic Urban Neighborhood Business District
3819 Havana Pl	2,450	Dillard	none	S-RS; Suburban Single-Family Residential District
8516 Cohn	2,500	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
2400 Jackson	2,880	Central City	Uptown	HU-RD2; Historic Urban Two-Family Residential District
1705 St. Thomas	3,105	Lower Garden	Uptown	HU-RD2; Historic Urban Two-Family Residential District
2427 Ursulines	3,136	Treme	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
1414 Congress	3,210	St Claude	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
1416 Congress	3,210	St Claude	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
6000-02 N Robertson	3,225	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
2234 Lizardi	3,286	Lower 9th	Lower 9th	S-RD; Suburban Two-Family Residential District
2451 Laharpe	3,300	7th Ward	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
2704 A P Tureaud	3,300	7th Ward	7th Ward	HU-RD2; Historic Urban Two-Family Residential District
3425 Hamburg	3,300	St Bernard	none	S-RD; Suburban Two-Family Residential District
1301-03 Gordon	3,330	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1334-36 Charbonnet	3,348	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1927-29 Mandeville	3,360	St. Roch	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
1818 Bayou Rd	3,416	Treme	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
2225 Third	3,450	Central City	Uptown	HU-RM1; Historic Urban Multi-Family Residential District
3605 S Saratoga	3,531	Milan	Uptown	HU-RD2; Historic Urban Two-Family Residential District
1324-26 Eagle	3,600	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1415-17 Gen Ogden (a.k.a. 1417-19)	3,600	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1424 Gordon	3,600	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1625 Eagle	3,600	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1738-40 Gen Ogden	3,600	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
5400 N Villere (a.k.a 5404 N. Villere)	3,600	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1915-17 Feliciana	3,627	St Claude	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
1473 N Prieur	3,689	7th Ward	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
1814 Bayou Rd	3,696	Treme	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
1329-31 Charbonnet	3,700	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1342-44 Alabo	3,720	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1504-06 Alabo	3,720	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
1318-20 Gordon	3,780	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
1340 Gordon	3,780	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
2118-20-22 Danneel	3,780	Central City	Uptown	HU-RM1; Historic Urban Multi-Family Residential District

Vacant Sites Inventory
December 2017

Address	Land Area (square feet * unless otherwise noted)	Neighborhood	Scattered Sites Strategy Designation	Current Zoning
2405 Charbonnet	3,782	Lower 9th	Lower 9th	S-RD; Suburban Two-Family Residential District
1808 Bayou Rd	3,846	Treme	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
1416 Lamanche	3,920	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1410-12 Caffin	3,930	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
1436-38 Caffin	3,930	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
1440-42 Caffin	3,930	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
2115-17 St Ann	3,937	Treme	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
2120 Hope	4,096	7th Ward	7th Ward	HU-RD2; Historic Urban Two-Family Residential District
1834 Ursulines	4,134	Treme	Iberville trapezoid	HU-RD2; Historic Urban Two-Family Residential District
1816 Clio	4,156	Central City	Uptown	MU-2; High Intensity Mixed-Use District
8520 Zimple (a.k.a 8522)	4,500	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
8718-20 Willow	4,500	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
2123-25-27 Painters	4,515	St. Roch	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
2129-31-33 Painters	4,515	St. Roch	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
518 Cadiz	4,515	West Riverside	Uptown	HU-RD2; Historic Urban Two-Family Residential District
919 N Villere	4,572	Treme	Iberville trapezoid	HMR-1; Historic Marigny/Treme/Bywater Residential District
717 DeArmas	4,644	McDonogh	Westbank	HU-RD2; Historic Urban Two-Family Residential District
9031 Cohn	4,680	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
4700 Flake (a.k.a 4760)	4,750	Plum Orchard	New Orleans East	S-RD; Suburban Two-Family Residential District
220-22 Eleonore	4,800	West Riverside	Uptown	S-RD; Suburban Two-Family Residential District
3749-55 Apache	4,800	Desire	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
8729 Plum (a.k.a 8733)	4,800	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1757 Duels	4,917	7th Ward	7th Ward	HU-RD2; Historic Urban Two-Family Residential District
6318-20 N Villere	5,070	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
3421 Hamburg (a.k.a 3419-21)	5,100	St Bernard	none	S-RD; Suburban Two-Family Residential District
1916-18 N Roman	5,120	7th Ward	7th Ward	HU-RD2; Historic Urban Two-Family Residential District
2023 N Robertson	5,130	7th Ward	7th Ward	HMR-2; Historic Marigny/Treme/Bywater Residential District
8811 Hickory (a.k.a 1802 Eagle)	5,400	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
10820 Yardley	5,549	Little Woods	New Orleans East	S-RS; Suburban Single-Family Residential District
2205 St Bernard (a.k.a 2205-09)	5,887	7th Ward	Iberville trapezoid	HU-B1; Historic Urban Neighborhood Business District
5048 Read (a.k.a Parcel 56641 Read Rd)	5,900	Read Blvd W	New Orleans East	S-RS; Suburban Single-Family Residential District
1433-39 Gen Ogden (a.k.a. 1439 Gen Ogden & 8826 Jeannette)	5,940	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1915 Leonidas (a.k.a 1909)	6,000	Leonidas	Carrollton	S-RS; Suburban Single-Family Residential District
1925 Monroe	6,000	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
3023 Amazon	6,000	Tall Timbers	Westbank	HU-RD2; Historic Urban Two-Family Residential District
4925 Baccich	6,000	Gentilly Terr	none	HU-RD2; Historic Urban Two-Family Residential District
8725-27 Plum	6,000	Leonidas	Carrollton	S-RS; Suburban Single-Family Residential District

Vacant Sites Inventory
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Address	Land Area (square feet * unless otherwise noted)	Neighborhood	Scattered Sites Strategy Designation	Current Zoning
1751-53 Tupelo	6,016	Lower 9th	Lower 9th	S-RD; Suburban Two-Family Residential District
4811 Marais	6,031	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
4815 Marais	6,031	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1406-08 Congress	6,420	St Claude	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
1415-17 Tupelo	6,771	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1615 Port	6,812	St. Claude	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
1111-13-15-17 Reynes	7,140	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1514-16 Gordon	7,200	Lower 9th	Lower 9th	S-RS; Suburban Single-Family Residential District
1530 Gordon	7,200	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
1531-33 Gordon	7,200	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
Parcel 40493 Danube (a.k.a 7909 Danube)	7,200	Little Woods	New Orleans East	HU-MU; Historic Urban Neighborhood Mixed-Use District
5718-20 Claiborne	7,314	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
1913 Wilton	7,500	St Anthony	none	HU-MU; Historic Urban Neighborhood Mixed-Use District
539 Patterson	7,500	Algiers Point	Westbank	S-RS; Suburban Single-Family Residential District
40 Tara Ln (a.k.a 6758 Tara Ln)	7,560	West Lk Forest	New Orleans East	S-RS; Suburban Single-Family Residential District
6955 Downman Rd	7,560	Pines Village	New Orleans East	S-RM2; Suburban Multi-Family Residential District
1300-02 Tupelo	7,605	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1308-10 Tupelo	7,605	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
5901 Dorothea	7,920	Pines Village	New Orleans East	S-RS; Suburban Single-Family Residential District
5520-22-24-26 Urquhart (a.k.a. 1238-40-42 Caffin A	8,184	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
3013-15 Mandeville	8,480	St. Roch	Upper 9th/St Claude/St Roch	HU-RD1; Historic Urban Two-Family Residential District
2901-03-05-07 Dryades	8,800	Central City	Uptown	HU-RD2; Historic Urban Two-Family Residential District
1218 N Broad	9,176	Treme	Iberville trapezoid	HU-MU; Historic Urban Neighborhood Mixed-Use District
4827 N Rampart	9,225	Holy Cross	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
6112-14 N Robertson	10,140	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
6116-18 N Robertson				HU-RD2; Historic Urban Two-Family Residential District
8951 Birch (a.k.a 8901)	10,800	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1800-02 Gordon	11,844	Lower 9th	Lower 9th	S-RD; Suburban Two-Family Residential District
1804-06 Gordon				S-RD; Suburban Two-Family Residential District
1808-10 Gordon				S-RD; Suburban Two-Family Residential District
1319 Montegut	12,834	St. Claude	Upper 9th/St Claude/St Roch	HU-RD2; Historic Urban Two-Family Residential District
Parcel 40492 Danube (a.k.a 7917 Danube)	13,200	Little Woods	New Orleans East	S-RS; Suburban Single-Family Residential District
1511-17 Egania	13,440	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1501-03 Benton	14,400	Lower 9th	Lower 9th	HU-MU; Historic Urban Neighborhood Mixed-Use District
1505-07 Benton				HU-MU; Historic Urban Neighborhood Mixed-Use District
1509-11 Benton				HU-MU; Historic Urban Neighborhood Mixed-Use District
1513-15 Benton				HU-MU; Historic Urban Neighborhood Mixed-Use District

Vacant Sites Inventory
December 2017

Address	Land Area (square feet * unless otherwise noted)	Neighborhood	Scattered Sites Strategy Designation	Current Zoning
1000 Melpomene	14,402	Lower Garden	Uptown	HU-RD2; Historic Urban Two-Family Residential District
1008 Melpomene				HU-RD2; Historic Urban Two-Family Residential District
1016 Melpomene				HU-RD2; Historic Urban Two-Family Residential District
1227-29-31 Alabo	14,810	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1233-35-37 Alabo				HU-RD2; Historic Urban Two-Family Residential District
1239-45 Alabo				HU-RD2; Historic Urban Two-Family Residential District
6317-19 N Robertson	17,441	Lower 9th	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
6301-03 N Robertson				HU-RD2; Historic Urban Two-Family Residential District
6309-11 N Robertson				HU-RD2; Historic Urban Two-Family Residential District
400 Dufossat (a.k.a 5200 Tchoupitoulas)	18,640	West Riverside	Uptown	MU-1; Medium Intensity Mixed-Use District
1016-18-20 Tennessee	18,720	Holy Cross	Lower 9th	HU-RD2; Historic Urban Two-Family Residential District
1022-24-26 Tennessee				HU-RD2; Historic Urban Two-Family Residential District
1028-30-32 Tennessee				HU-RD2; Historic Urban Two-Family Residential District
1034-36-38 Tennessee				HU-RD2; Historic Urban Two-Family Residential District
1715 Cambronne (a.k.a. 1711)	25,222	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1723 Cambronne (a.k.a 1711)				HU-RD2; Historic Urban Two-Family Residential District
1727 Cambronne (a.k.a. 1711)				HU-RD2; Historic Urban Two-Family Residential District
1735 Cambronne (a.k.a 1711)				HU-RD2; Historic Urban Two-Family Residential District
3249 Tchoupitoulas	32,824	Irish Channel	Uptown	MU-1; Medium Intensity Mixed-Use District
410 Pleasant (a.k.a 3231 Tchoupitoulas)				MU-1; Medium Intensity Mixed-Use District
3250 St Thomas				MU-1; Medium Intensity Mixed-Use District
5842 E Deer Park	35,084	Read Blvd East	New Orleans East	S-RD; Suburban Two-Family Residential District
5854 E Deer Park				S-RD; Suburban Two-Family Residential District
5862 E Deer Park				S-RD; Suburban Two-Family Residential District
5904 E Deer Park				S-RD; Suburban Two-Family Residential District
5912 E Deer Park				S-RD; Suburban Two-Family Residential District
5920 E Deer Park				S-RD; Suburban Two-Family Residential District
5928 E Deer Park				S-RD; Suburban Two-Family Residential District
1400 Gen Ogden	36,132	Leonidas	Carrollton	HU-RD2; Historic Urban Two-Family Residential District
1408 Gen Ogden				HU-RD2; Historic Urban Two-Family Residential District
1416 Gen Ogden (a.k.a. 1414)				HU-RD2; Historic Urban Two-Family Residential District
1424 Gen Ogden (a.k.a. 1416)				HU-RD2; Historic Urban Two-Family Residential District
1432 Gen Ogden (a.k.a. 1424)				HU-RD2; Historic Urban Two-Family Residential District
1440 Gen Ogden				HU-RD2; Historic Urban Two-Family Residential District

Vacant Sites Inventory
December 2017

Address	Land Area (square feet * unless otherwise noted)	Neighborhood	Scattered Sites Strategy Designation	Current Zoning
1500-06 Hendee	1 acre	Hendee Homes	Westbank	HU-RD2; Historic Urban Two-Family Residential District
1508-14 Hendee				HU-RD2; Historic Urban Two-Family Residential District
1524-30 Hendee				HU-RD2; Historic Urban Two-Family Residential District
1532-38 Hendee				HU-RD2; Historic Urban Two-Family Residential District
1814-20 Lawrence				HU-RD2; Historic Urban Two-Family Residential District
1815-21 Ptolemy				HU-RD2; Historic Urban Two-Family Residential District
6421-23 Law	1.9 acres	Lower 9th	Lower 9th	S-RS; Suburban Single-Family Residential District
6420-22 Florida				S-RS; Suburban Single-Family Residential District
2601-03 Delery				S-RS; Suburban Single-Family Residential District
2609-11 Delery				S-RS; Suburban Single-Family Residential District
2615-17 Delery				S-RS; Suburban Single-Family Residential District
2621-23 Delery				S-RS; Suburban Single-Family Residential District
2627-29 Delery				S-RS; Suburban Single-Family Residential District
2635-37 Delery				S-RS; Suburban Single-Family Residential District
2641-43 Delery				S-RS; Suburban Single-Family Residential District
2600-02 Dubreuil				S-RS; Suburban Single-Family Residential District
2608-10 Dubreuil				S-RS; Suburban Single-Family Residential District
2614-16 Dubreuil				S-RS; Suburban Single-Family Residential District
2620-22 Dubreuil				S-RS; Suburban Single-Family Residential District
2626-28 Dubreuil				S-RS; Suburban Single-Family Residential District
2634-36 Dubreuil				S-RS; Suburban Single-Family Residential District
2640-42 Dubreuil				S-RS; Suburban Single-Family Residential District
6601-03-05-07 Old Gently Rd	2.3 acres	Viavant	New Orleans East	C-1; General Commercial District
6609-11-13-15 Old Gently Rd				C-1; General Commercial District
6617-19-21-23 Old Gently Rd				C-1; General Commercial District
6641-43-45-47 Old Gently Rd				C-1; General Commercial District
6649-51-53-55 Old Gently Rd				C-1; General Commercial District
6630-32-34-36 Chef Menteur				C-1; General Commercial District
6638-40-42-44 Chef Menteur				C-1; General Commercial District
6646-48-50-52 Chef Menteur				C-1; General Commercial District
6654-56-58-60 Chef Menteur				C-1; General Commercial District
6662-64-66-68 Chef Menteur				C-1; General Commercial District
6670-72-74-76 Chef Menteur				C-1; General Commercial District
6678-80-82-84 Chef Menteur				C-1; General Commercial District
6686-88-90-92 Chef Menteur				C-1; General Commercial District

Vacant Sites Inventory
December 2017

Address	Land Area (square feet *unless otherwise noted)	Neighborhood	Scattered Sites Strategy Designation	Current Zoning
7800 Townsend - CMD	1 acre			HI; Heavy Industrial District *structure present
7607 Chef Menteur-Comm. Ctr Fischer	3.6 acres 7.7 acres	Plum Orchard (see map)	New Orleans East	C-1; General Commercial District *structure present OS-N; S-B1; HU-RM1; S-RM1
Christopher Park (generally bounded by Murl St., Wall St., Caladium Ln., & Vespasian Blvd) Press Homes	10 acres 14 acres	Upper Ninth Ward	Westbank	S-RM1; Suburban Multi-Family Residential District S-RD; Suburban Two-Family Residential District
BW Cooper	16 acres	(see map)		HU-RM1; Historic Urban Multi-Family Residential District
Florida	18 acres	(see map)		HU-RM2; Historic Urban Multi-Family Residential District
Desire	41 acres	(see map)		S-RD; Suburban Two-Family Residential District