

SUMMER 2012

HANO



news



UPGRADING THE HANO POLICE DEPARTMENT

Also in this issue:
Blight to Beauty
Night Out Against Crime
Good Works

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Dear readers;

Thank you for picking up the Summer Edition of **HANO news**. Over the past few months, staff members as well as residents have been extremely busy reaching milestones, redeveloping neighborhoods, and re-energizing community programs.

This edition focuses on the upgrading of the HANO Police Department, their efforts in keeping our communities safe, and how they will assist the New Orleans Police Department in decreasing criminal activity across the City. HANO PD plans to reestablish the Neighborhood Watch program and work within each community to implement more supportive services which have been known to decrease crime rates.

David Gilmore, Administrative Receiver

In December 2011, we published the most recent Recovery Work Plan Six Month Report citing over a year of administrative tasks accomplished with few objectives left to complete. In May, HUD released our report on the agency’s outstanding progress during my tenure as Administrative Receiver. HANO Then and Now: A Progress Report on the Operational Assessment of the Housing Authority of New Orleans is posted on the website for public review. The efforts to rebuild this agency continues, with hopes of branding HANO as a standard performing housing authority.

In March, HANO staff, resident leaders and community organizations were instrumental in revising the Section 3 Employment, Training and Contracting Policy. We acknowledge their hard work in focusing immediate attention on reestablishing a plan that would require the utmost dedication and commitment from paid contractors. This new policy will create more jobs and career development opportunities for our residents. This was indeed a grand slam for our residents and for all New Orleanians!

We have also been focused on rebuilding sustainable homes for low-income families. Recently, construction projects at the Faubourg Lafitte, Guste II and Marrero Commons were completed returning hundreds of housing units back to the rental market. They have been converted to modern, picturesque mixed-income neighborhoods. These are new communities that our residents need and deserve.

With the transformation of Iberville well underway, there is more work to be done. Although Secretary Shaun Donovan referenced HANO as a “fully revitalized” agency during his visit to New Orleans, we should continue to work together, residents and staff, to make HANO the agency for the people...as it should be.

David Gilmore



**CREATING COMMUNITIES.
BUILDING TRUST.**

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HUD SECRETARY SHAUN DONOVAN CUTS RIBBON AT MARRERO COMMONS

B.W. Cooper residents and others celebrate opening of new site

The new residents of Marrero Commons and the old B.W. Cooper conventional development are rejoicing and second lining daily, celebrating the grand opening of a new community. Earlier this month, HUD Secretary Shaun Donovan along with Mayor Mitch Landrieu, Senator Mary Landrieu, New Orleans City Council President Jacquelyn Brechtel Clarkson and HANO's Administrative Receiver David Gilmore cut a big yellow ribbon to signify the completion of 50 new homes as part of the first phase of construction for the Marrero Commons mixed-income community. B.W. Cooper is the last of 'the Big Four' public housing developments in New Orleans being redeveloped after Hurricane Katrina rendered them uninhabitable.



Marrero Commons Phase 1A complete

BW Cooper site

“Three years ago, we broke ground on a dream that has now come true,” said Donovan. “A lot of people put in a tremendous amount of hard work to get us to this day. Today we make good on a promise the Obama Administration made to the residents of this great city: to build back better and stronger.”

Secretary Donovan also reaffirmed his commitment to providing better homes for low-income residents that he had previously made to Donna Johnnigan, B.W. Cooper Resident Management Corporation President. Johnnigan wanted to make sure Secretary Donovan understood the urgency in completing this project. “She gave me a clock and told me to put it next to your desk to remind yourself that the clock is ticking. She also gave me a big package of batteries,” said Donovan.



New Orleans City Council President Clarkson congratulates BW Cooper RMC President Johnnigan

Developers KBK Enterprises and McCormack Baron Salazar, and the B.W. Cooper Resident Management Corporation shared in the excitement with about 150 attendees, as they danced to the music of the One Mind Brass Band. “We have the music and the people, now all that’s missing is a second line,” said Gilmore referring to the celebratory traditions of New Orleans. The event marked the completion of the first 50 homes in phase IA



Trombone player from One Mind Brass Band



HUD Secretary Donovan and Mayor Landrieu cut the ribbon held by Cooper residents

of the redevelopment project. Another 126 homes are nearly completed. At the time of the event, approximately 20 families had already moved into the new one- to four-bedroom homes – including 13 former B.W. Cooper residents. By July 2013, there will be 410 homes that will serve nearly 300 low- to moderate-income households and 116 market-rate rental households. This includes 42 accessible homes for mobility impaired residents and nine additional accessible homes for hearing/visual impaired residents. The estimated investment for the project was nearly \$160 million, which came from multiple sources, including HUD, the State of Louisiana, the City of New Orleans, HANO and the Federal Emergency Management Agency (FEMA).

The full redevelopment project includes a renovated daycare center, play areas, renovated maintenance building, management office and a new community center. Three of the original structures will be renovated to preserve its historic character, and will function as community facilities. Marrero Commons' residents are excited about the added features such as the porches, balconies and front and rear entrances.

The B.W. Cooper Resident Management Corporation will provide relocation services for approximately 300 residents currently living at the old Cooper site.

B.W. Cooper was renamed Marrero Commons in honor of longtime resident and former president of the B. W. Cooper Resident Management Corporation, Yvonne Marrero.



Attendees dance and chat while waiting for the program to begin



HUD Secretary Donovan and Mayor Landrieu enjoy the band

NIGHT OUT AGAINST CRIME

In October 2011, HANO communities participated in National Night Out Against Crime hosting events to promote neighborhood safety. HANO PD and NOPD officers were on hand to assist community members with family oriented activities. Check out some photos from events hosted at Guste, Iberville and Faubourg Lafitte communities.





Maurice and James Slaughter at Bywater River View

BLIGHT TO BEAUTY

Renovations in the Bywater beautify an old HANO scattered site

At first glance, brothers Maurice and James Slaughter appear as out-of-state landlords, looking to capitalize on purchasing inexpensive blighted property in New Orleans. In reality, the Slaughter brothers are the owners of seven properties in the Bywater and have become extremely vested in the community.

In early 2006, Maurice Slaughter and his wife Cynthia were initially interested in the HANO scattered site, which contained six, one-bedroom apartments previously occupied by elderly HANO residents. Mr. Slaughter wanted to acquire the property and redevelop it as privately owned, low-income



Before renovations: Photo courtesy of Maurice Slaughter

housing similar to the bohemian artsy style of the Bywater.

In April 2009, HANO listed the property along with many other scattered sites for sale through an

open and competitive bid process. Slaughter submitted the most impressive proposal for the property, offering well over the appraised value and committing to redevelop permanent

affordable housing. Slaughter stated that he was happy with the process because it allowed him to prove his vested interest in the neighborhood. “HANO wanted to make sure that we would do the property right,” he said, “that we would bring diversity back to the Bywater.” Slaughter also praises the assistance of HANO staff, “who were patient, helpful, and responsive throughout the long process.”

Although many would have expected the blighted building to be torn down, the Slaughters saw potential in the structure and wanted to increase the value of the neighborhood. After a year of rehabbing the property, they accomplished their goal. The new building stands out from the street with its cobalt blue exterior, and wrought iron fences. Residents are provided many of the same amenities as market rate apartments including hardwood floors, new appliances, and granite counter tops in each unit. The Slaughters even re-built the sidewalk creating traditional wooden and brick curbing.

The Slaughters did an incredible job with the building, which is now managed by James Slaughter’s business, Bywater Elite Realtor. The Slaughters have set out to beautify the Bywater building by building, expanding their business while creating a community atmosphere, which is a mission that HANO can easily support.



Mr. Anderson at home

NEVER TOO LATE TO FOLLOW A DREAM

James Anderson purchases his first home at the age of 85

When picturing a first-time homebuyer, one typically imagines a young professional or a new family. After all, there is an unwritten path in our society that each person is expected to take. An individual attends school, starts a job, purchases a home and then raises a family. However, James Anderson decided to purchase his first home at the age of 85.

Mr. Anderson became an HCVP/Section 8 resident after living in a FEMA trailer for four years following Hurricane Katrina. A disabled veteran, Mr. Anderson was notified of HANO's Crescent Estates project through the Louisiana Office of Community Development, the agency's partner in the rebuilding of 124 units at Fischer. As an HCVP participant, Mr. Anderson exercised his option to apply his voucher to mortgage assistance rather than as a rental payment. HANO offers a Homeownership program for HCVP and Public Housing first-time homebuyers who meet the minimum eligibility requirements.

The change from the small apartment he occupied in a building surrounded on all sides by neighbors, to a new, stand-alone house, with laminate wood floors and energy efficient appliances is a source of constant amazement for Mr. Anderson. "This is my dream, I'm in heaven," he says with a sly grin. "I'm keeping this one." No longer bothered by heavy-footed upstairs neighbors, Mr. Anderson happily notes that he sleeps better and is at peace.

When asked Mr. Anderson is unsure as to the reason he recently decided to become a homeowner, stating "I didn't have it on my mind before." However, the multitude of new homeownership opportunities provided by the redevelopment of HANO communities are playing a large part in older first time homeowners. With soft second mortgage assistance from HANO, Mr. Anderson was able to purchase a brand new, fully handicap accessible unit at Crescent Estates, which marked the 21st closing for HANO's newest West Bank subdivision.

The additional gift of a motorized scooter from the Veteran's Administration is the cherry on top of this dream scenario for Mr. Anderson. While the home provides him with a place he can call his own, the scooter is his independence. "I'll get in this thing and ride anywhere I want," Anderson says gesturing to the shiny red scooter placed prominently in the living room.

One of Mr. Anderson's favorite new activities is to listen to the radio on the porch while sitting on his scooter. He also enjoys chatting with neighbors, and keeping an eye on his new neighborhood. The scooter will also allow him to ride the short distance to the Fischer Community Center on his own where he plans to get involved in some of the many activities offered for seniors.

The development of Crescent Estates, which include a total of 21 homeownership units and 23 rental units, was funded with \$20.8 million from HANO and \$13 million from FEMA. It is one of several alternative housing pilot programs (commonly known as Katrina Cottages) created from the \$75 million program funded by FEMA and implemented by the LA Office of Community Development Disaster Recovery Unit designed to assist families recovering from Hurricanes Katrina and Rita.

For more information on HANO's Homeownership Program contact Housing Counselor Carol Griffin at (504) 670-3277 or visit www.hano.org.



Mr. Anderson enjoys keeping an eye on his new neighborhood

BORN TO RUN



Stalbert at track practice

Young, athletic and outgoing, HANO resident Marquita Stalbert is poised to take on the world. She started running track at age 6, under the leadership of Coach Oliver Green at Press Park. "Ever since then I've been doing well excelling in school and on the track," she says of her young career.

Stalbert was only in the 8th grade when she joined the Lady Roneagles varsity track team at McDonogh 35 under Coach Lionel Breaux, a major accomplishment for such a young athlete.

Friends and family have compared her to famous former Lady Roneagle, Maudeva Jackson Hansford, because of similarities in their names, schooling, and childhood neighborhoods. Stalbert says she sees Hansford as her idol, and now that she's in 10th grade, her track times are beginning to rival those of Hansford's as well. In fact, at a meet on May 6th Stalbert broke a 32-year-old record previously held by Hansford for the 400 meter dash, setting a composite record of 53.73 and winning another state title for the team.

Ms. Stalbert has big plans for her future. She hopes to become a famous runner and compete in the Olympics. However, those are not her only goals. A smart girl with a good head on her shoulders, Stalbert also wants to attend college and ultimately become a pediatrician.



Officers Mullins and Smith check in on Iberville residents

UPGRADING HANO PD

New uniforms, training and equipment give residents optimism of a safer community

In April, the HANO Police Department and the New Orleans Police Department signed a Memorandum of Understanding (MOU) outlining the new structure of the authority's police force officially transitioning from its original security division.

Residents are noticing major changes in how to identify the officers and in their ability to enforce authority rules and regulations as well as city laws.



Uniform emblem Their new uniforms feature an emblem designed by Chief Mitchell Dusset and his team. The emblem contains imagery of shaking hands, signifying a partnership of togetherness. The scales represent justice for all. "It is important for residents to know and trust that our police officers are there to protect them from any form of criminal activity, and not to harass them in anyway," said Chief Dusset.

The vehicle fleet has been upgraded with the department's name and officers are now using the Motorola XTL 2500 radio system, enabling them to communicate with regional law enforcement agencies.

HANO police officers are now required to attend the Peace Officer Standards Training (POST) covering criminal law, report writing, firearms and vehicle pursuit instruction. Officers recently participated in an orientation program focused on the booking process, handling of evidence, and the issuance of traffic tickets and summons.

Chief Dusset says HANO officers will continue to maintain their normal patrol schedules along with the additional duties. "We continue to patrol our communities between 10-18 hours per day on weekdays, and longer on weekends," he said adding, "We hope that the presence of more officers in the city will help to reduce the upsurge in criminal activity."

HANO officers are also working in each HANO community to develop neighborhood watch programs and community supportive services focused on crime prevention, youth activities, and adult educational services. "These programs tend to decrease criminal activity, get the kids involved in their community, and can also provide adult career and life skills training," said Chief Dusset.

AN EYE OUT FOR THE COMMUNITY

HANO PD implements Neighborhood Watch

In their continued effort to promote community safety and awareness, the HANO Police Department has been hard at work setting up Neighborhood Watch programs in each HANO community. Neighborhood Watch is a nationwide program that uses community involvement to keep neighborhoods safe and crime-free.

So far, HANO PD initiated two Neighborhood Watch programs, one at the Fischer Senior Village and the other at Harmony Oaks, with the assistance of the New Orleans Police Department. Participants are trained and tasked with completing a certain number of meetings, following the official Neighborhood Watch guidelines, as well as appointing Block Captains.

One of the major obstacles facing the HANO PD is a stigma in the communities against speaking to the authorities, or “snitching,” about illegal activities. However HANO Police Chief Mitchell Dusset says that this stigma is being changed as residents become more familiar and comfortable with HANO Police Officers. “The other day we had a couple of residents point out an area that was being used for illegal drug activities, and they spoke with us in broad daylight. A few years ago, such an action would have been unthinkable,” he said.



HANO PD and NOPD working together at Iberville

The promotion of anonymous methods of reporting, such as the HANO PD Hotline and the on-line Incident Report form, has also been effective in combating crime. “Some residents are hesitant to speak with authorities directly, but once they knew about the hotline and incident report form we received a flood of tips which resulted in several investigations and arrests,” said Dusset.

In the future, HANO PD hopes to expand and solidify their presence in the communities. They plan to initiate youth mentoring programs, that would get kids involved in their communities in a positive way and give them something productive to do afterschool and during summers. They also would like to get more social agencies involved with community activities.

GOOD WORKS



Bishop Brown at bible study

“If your church is not changing you, you should be changing your church.”

These words are heard at the beginning of every one of Bishop James N. Brown’s weekly ministries to seniors at the Fischer Community. It’s a sentiment he takes to heart,

making sure that regardless of the weekly topic, it’s one that is important to his audience.

Bishop Brown started the Fischer Community Church four years ago, after determining a great need for his services

in the area. Every week, from Sunday through Tuesday, the Bishop and his team provide a hot meal for up to 500 seniors. While the Bishop provides comfort and guidance through his sermons, his wife prepares and serves comfort through these delicious home cooked meals.

The services are fully funded by the community itself, utilizing money collected as offerings. Bishop Brown has become somewhat of a surrogate family member to Fischer seniors, and his presence is required at birthdays, holidays, and weddings. Even families who have been attending another church for decades will ask the Bishop to provide services at their loved ones funeral.

Being a part of their family is a blessing for Bishop Brown, and one that he says he will continue for the rest of his life. “I don’t ever want to do anything else,” he says.

BRING YOUR CHILD TO WORK

Every year HANO participates in the National Bring Your Child to Work Day. This year, participants created business proposals and held a mock trial while the younger children enjoyed arts and crafts and made a beautiful thank you sign for Mr. Gilmore. Afterwards, everyone met outside for lunch. Here are some photos of this year's event.



GOING FORWARD WITH CHOICE NEIGHBORHOODS

Iberville poised for complete transformation

Following the announcement and receipt of the \$30.5 million Choice Neighborhoods Initiative (CNI) grant, HANO, the City of New Orleans, and residents of Iberville have been focused on the enormous task of transforming the City's last conventional public housing development into a modern and picturesque mixed-income, mixed-use community. The Choice Neighborhoods Implementation Working Team (IWT) continues to meet biweekly at HANO to discuss critical issues and take action to implement a plan that will revitalize the entire CNI neighborhood while improving the housing and quality of life for its residents.



Resident informational meeting at the Iberville Community Center

In January, the IWT hosted a two-day site visit for a team of representatives from the United States Department of Housing and Urban Development (HUD). The HUD representatives toured Iberville and the 300 block project boundary of the CNI Neighborhood, and participated in intense discussions and working groups on the progress of CNI. The HUD team also attended the second community engagement meeting with Tremé residents, community leaders, and stakeholders.

Two housing phases are on the horizon for CNI. The Texaco building, slated for construction in early summer, will provide 112 units of replacement housing units for the elderly.

Iberville Phase I, comprised of two blocks, is slated to begin in late summer following the completion of HUD's required Environmental Assessment and 106 historic preservation process.

To date, more than seventy households in the designated Phase I area, that also includes a "buffer zone" of buildings that will be immediately affected, have been voluntarily transferred to other on-site apartments. Urban Relocation Services, the firm hired to provide individual relocation counseling to the approximately 400 families on-site, began meeting with families to determine their individual needs and to prepare them for off-site relocation and any anticipated moving challenges.



HUD walk-through at Iberville

On the people side, the team continues to focus on the implementation of a successful educational strategy for children, youth, and families in the target neighborhood. In the immediate future, Urban Strategies will hire an Education Specialist that will implement an educational strategy with direct emphasis on cradle-to-college and career solutions for neighborhood youth.

Afterschool, family enrichment, and workforce development programming have also been established on-site. Addressing the neighborhood component, community engagement consultants continue to canvas the project boundaries of N. Broad and N. Rampart Streets, and Tulane and St. Bernard Avenues soliciting vital feedback from community leaders that will ensure effective public participation. During the April community engagement meeting, working groups for each component of the plan were established. These groups are responsible for developing neighborhood based strategic goals aligned with the broad scope of CNI and to leverage community investment as a part of the overall plan. These groups will start meeting regularly in June.

The community engagement team also launched the CNI project website at www.cnineworleans.org, and created twitter and facebook accounts to post timely updates and to generate additional community feedback.

HANO AMENDS SECTION 3 POLICY

Section 3 policy ensures monitoring of compliance

For more than a year, HANO worked with resident leaders and community stakeholders to develop more effective ways of holding contractors accountable for employment and training opportunities.

HANO's goal was to toughen the monitoring and management of the Section 3 policy so that more public housing, low-income and very low-income Orleans Parish residents would gain opportunities to work on construction sites.

During past meetings Gilmore listened attentively to several residents as they questioned, pleaded with, and debated the section 3 guidelines, monitoring and progress. The redevelopment of B.W. Cooper, renamed Marrero Commons, has been in the forefront of public scrutiny due to demands stemming from on-site residents. Gilmore was very receptive to their concerns and demands, and developed jobs internally to research, monitor and report the hiring and training of residents.

During the March board meeting, Gilmore approved a newly revised Employment, Training, and Contracting Policy, which had not been changed since 2002. The policy applies to all

contracts valued at \$100,000 or greater, and contractors are required to offer section 3 employment, training and employment skill building programs for eligible residents, and provide Section 3 Business Concerns, Disadvantaged Business Enterprises (DBEs) as well as Woman Business Enterprises (WBEs) with the maximum opportunity to participate in the performance of contracts awarded by HANO.

“The removal of the term *to the greatest extent feasible* was essential to the amendments, requiring the absolute participation in section 3 employment and training by contractors,” said Gilmore. “Now, contractors must develop alternative measures such as contributing to a training fund if the contractor cannot meet its subcontracting goals specified in the agreement. The majority of contracts with Section 3 requirements must provide training opportunities for low-income residents.” An example of a vital change to the policy includes the requirement of a project labor or community workforce agreement for construction projects with a total dollar value of \$25 million or greater.

HANO Board resolution #2012-05 reaffirmed the authority's commitment to residents that contractors take all necessary steps to provide employment opportunities and training during the construction of its communities. During the initial request for proposals, HANO requires the presentation of employment, training, and subcontracting plans of action for job training and opportunities, which will ensure their necessary attempt to meet the guidelines.

RESIDENT LEADER SPOTLIGHT

Donna Johnigan, B.W. Cooper RMC President



Ms. Johnigan: Photo courtesy of Eliot Kamenitz, Times Picayune

Donna Johnigan has served on the B.W. Cooper Resident Management Corporation (RMC) Board for the past 30 years and remains very involved in her community.

Johnigan currently serves as President of the B.W. Cooper RMC, a job

which she does not take lightly. She strives to resolve resident issues quickly, including some of the most serious tragedies such as the recent murder of 2-year-

old Kiera Holmes. Ms. Johnigan organized the donation of Christmas gifts for the Holmes' children giving them something bright to look forward to while mourning the loss of their sister.

When residents complained about the lack of Section 3 regulated job opportunities on the construction site, Ms. Johnigan attended monthly board meetings to address the problem directly with Administrative Receiver David Gilmore. “Under Mr. Gilmore's leadership we made sure Section 3 was run correctly, everybody played a role in revising the policy so that we can hold contractors accountable.” In March, HANO amended the Section 3 Employment, Training and Contracting Policy.

SECOND ANNUAL HOLIDAY BANQUET

Event brightens season for HANO seniors

In December of 2011, HANO hosted the second annual Senior Holiday Banquet event held specifically for the agency's elderly population.

More than 150 guests attended the event held at the Westin New Orleans at Canal Place. Once the guests were seated, Ms. Emelda Paul, Faubourg Lafitte resident leader, led the room in prayer, followed by a full course dinner and the musical selections by Bishop Onassis F. Jones and Justified. After dinner, Keynote Speaker Howard Rodgers, of the New Orleans Council on Aging, electrified the audience with a rousing speech on what it means to be elderly in New Orleans.

Following the dinner featured band BRW entertained the guests, drawing many of the seniors and even a few HANO staff members onto the dance floor. Kicking up their heels, the seniors were able to relax and enjoy a fabulous evening. "Events like tonight are important because they let our seniors know that they are loved and thought of during the holidays," said Administrative Receiver David Gilmore, who also enjoyed some time on the dance floor.



Elderly residents enjoy the 2011 Senior Holiday Banquet

WHAT'S NEW IN YOUR COMMUNITY

Construction updates on HANO communities

In recent years, HANO has completed several new development projects placing more affordable housing opportunities in the City of New Orleans. By the end of 2012, the authority will add additional units to its profile, returning the Faubourg Lafitte Onsite II and homes at Guste II to the portfolio, with senior only housing to follow at Columbia Parc in 2013.

Here is a snapshot of the major development projects underway.



Tree lined sidewalks at the new Faubourg Lafitte

Phase II A redevelopment of Lafitte was completed in December 2011 adding 142 modernized, mixed-income and mixed-use units to the community. Former Lafitte residents and new families are delighted by their Green Communities Certified homes that feature energy star appliances, including dishwashers and washer/dryers, and efficient central heating and air conditioning. Most of the homes have private balconies, porches or patios, and the community includes extensive landscaping, public green spaces, and a large number of mature live oaks.

This phase includes a pilot rainwater catchment system, and



Multi-family apartments at Lafitte

the construction of a Head Start Center that will reuse two of the historic Lafitte buildings.

The former Lafitte housing project was demolished in August 2009 despite aggressive debate by community leaders and residents displaced by Hurricane Katrina. After completing new infrastructure at the site, HANO and the development team began construction of the first phase of apartments at the new Faubourg Lafitte in March 2010.

Approximately 120 former Lafitte residents along with new families began reoccupying the redeveloped community in early 2011. HANO expects that an additional 72 off-site rental units will be completed this fall, including completely renovated historic homes.

The Faubourg Lafitte team has also completed construction or renovation of 75 homes on scattered sites in and around Tremé and the Lafitte site.

Columbia Parc at the Bayou District's 120 senior homes are currently under construction. The elderly only units will sit at the northern edge of the neighborhood near St. Bernard Avenue and Senate Street.

Bayou District and Columbia Residential teamed up to

build LEED® certified and cutting-edge homes with signature features such as energy efficient appliances, nine-foot ceilings, and designer-inspired finishes. Amenities in the community center will include a gathering room with library, kitchen, and hospitality areas, an on-site theatre, a fitness center, and a computer room.

Following demolition in October 2008, Columbia Parc developers completed phases I and II adding 515 new mixed-income, mixed-use and affordable homes to the neighborhood. Phase IIB is currently under construction and will add 48 planned units to the site.

In April, HANO completed the redevelopment of 16 Guste II units incorporating modern features in the new homes unlike the traditional conventional housing units that some have lived in for decades.

The new community includes eight two-bedroom, two bathroom units, and eight three-bedroom, two and a half bathroom units that range in size from 1,245 to 1,366 square

feet. Two of the sizable units are reserved for physically disabled residents of public housing and another two are designated for residents that have visual and/or hearing disabilities.

The enhanced units include kitchens with adequate cabinet space and energy-star appliances, a living room with dining area, master bedroom suite, and contemporary sized bedrooms with at least two bathrooms. The new homes also contain central heat and air conditioning systems and innovative solar water heating systems, ceiling fans, wood laminate and ceramic tile flooring, and are pre-wired for cable television and internet access. Residents are also enjoying their individual porches, balconies, landscaped yards and individual parking spaces.

The old Guste II site was demolished along with Guste I in July 2004 as part of the HOPE VI demolition grant. The redevelopment of Guste II began in July 2010 and was completed in April 2012. The demolition of Guste III began in May to prepare the site's final phase of construction.



Rendering of the senior residences at Columbia Parc



Walk through of the new houses at Guste II



Demolition at Guste III

CRIME PREVENTION CORNER

Sgt. Michael A. LeVasseur of HANO PD shares anti-burglary tips

The HANO Police Department has been working in neighborhoods across the city to educate residents on how to stay safe in their community. In this issue, HANO PD Crime Prevention and Safety Specialist Sgt. Michael A. LeVasseur shares anti-burglary tips with readers.

Burglars have found easier ways to gain access into our homes and businesses. They do not like to be seen or heard, and avoid confrontations at all cost. Some burglars in the New Orleans area are known to use the following tactics:

Burglary by Vacant Unit

The first tactic is used in neighborhoods or areas where there is a large concentration of multifamily dwellings. Burglars target vacant units in apartment complexes, condos and newly constructed double homes during day time hours when residents are not likely at home. They tend to break into vacant units because there is a good chance that there will be no confrontations. The burglars break through sheetrock in the closet which leads to the closet area in the occupied unit. Once inside, they have access to the entire occupied unit.

If the occupied unit has an alarm system installed and it is activated, the police will respond to the address given by the monitoring company. If there are no signs of damage or a break-in at the address reported there is a good chance the burglar would not be detected by the police.

If you or a family member resides in a multifamily property, be sure to work with management to identify vacant units and inspect them as often as possible. If an alarm system is an amenity, check with management to determine if the system



HANO PD Lt. Harris keeping an eye out at the new Marrero Commons

will be deactivated once the unit is vacant. Also, check with management to determine if the property has an active neighborhood watch program.

Burglary by Shovel

The next tactic involves tools stored in garages or tool sheds. If these tools are left unsecured they become what are known as “burglar tools”. Some burglars use flat blade shovels to break into homes through the window.

Once they locate a window, masonry brick can be placed on the window ledge. The sharp part or squared part of the shovel blade is forced beneath the bottom of the window frame. The brick acts like a fulcrum and the burglar applies pressure to the opposite end of the shovel blade. The pressure on the window latch is so great that the screws securing the latch pop off and the window opens without breaking the glass. The burglar enters, ransacks the home and leaves the same way they entered.

A few easy tricks to prevent this from happening is to purchase window clamps from a home improvement store. The window clamp is a small metal clamp that is placed on the window frame above the moving part of the window. Simply place it on the frame and turn the screw until it is secured. You can also use a locking clamp in the same manner, which requires a key to lock and unlock the clamp.

Another less expensive trick is to use a wooden dowel, normally found at a home improvement or local hardware store. Place the dowel in the window track to prevent the window from being raised. What really works great for windows and sliding glass doors are wooden broomsticks. Measure and cut to length, place in the window or glass door track. Quick, easy and cheap!

Remember to pick up all tools after using them, lock garages or storage sheds, and report all suspicious persons and activity to the police immediately.

Please keep an eye out for future issues of *HANO news*, the Crime Prevention Corner will remain a permanent feature educating readers on important safety tips.

NEWS BULLETIN

HANO Launches New Website

The new website design is more efficient and user friendly. Agency and recovery plans are archived in one location for viewing. HANO's nine communities directly connect to their management company, with Iberville connecting to the CNI site. Vendors can view archives of both active and closed solicitations.

HCVP Moves to Touro Street

The Housing Choice Voucher Program office permanently returned to 4100 Touro Street (Senate Street entrance). All program business is now handled through HANO's main office.

Columbia Parc Opens Mobile Health Unit

LSU recently opened a mobile health care unit at Columbia Parc at the Bayou District. The LSU Health-Bayou District Health Center provides basic services including doctor and sick visits, immunizations and annual physical exams for residents.



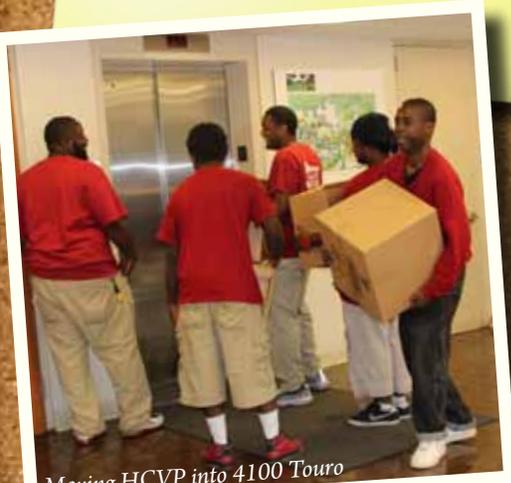
Mobile Health Truck: Photo courtesy of LSU Health

Section 3 Business Registry

HUD recently launched the Section 3 Business Registry pilot program to expand job opportunities for low-income and public housing residents. The registry offers an online database of housing authorities, local government agencies, and contractors that identify self-certified firms. Visit www.hano.org for more information.

HANO Spends ARRA Funds

In March, HANO spent 100% of the \$34.5 million in The American Recovery and Reinvestment Act funding to renovate and build housing units despite the recommendation from the HUD Office of Inspector General to de-obligate funding. As a result, approximately 200 new jobs were created in New Orleans.



Moving HCVP into 4100 Touro



HANO IS LOOKING FOR LANDLORDS!

For information on how to become a landlord, contact HCVP Landlord Specialist Myrna Leufroy mleufroy@hano.org • (504) 655-9506 • 4100 Touro St. (Senate St. entrance) NOLA 70122

*Corrections from the Fall 2011 edition: Photo credit should have been given to **Eric Iglesias** on page 4 for his contribution. **Mary Johnson** was incorrectly labeled as Annie Nelson on page 14.



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B.W. Cooper	(504) 821-5151
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River Gardens	(504) 412-8216
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