

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

**Date of Publication: June 16, 2025**

*Responsible Entity (RE):* Louisiana Housing Corporation (“LHC”)  
*Address:* 2415 Quail Drive, Baton Rouge, Louisiana 70808  
*Contact:* Kevin J. Delahoussaye, LHC Executive Director  
(225) 763-8700

This notice shall satisfy two separate but related procedural notification requirements for activities to be undertaken by LHC, as well as satisfy two comment periods between LHC and HUD.

**REQUEST FOR RELEASE OF FUNDS.** On or about **July 3, 2025** the LHC will submit a request to the Department of Housing and Urban Development (HUD) for the release of grant funds under the project known as “BW Cooper Senior.” The project includes non-Federal funding sources including the City of New Orleans funds in the amount of \$4,065,000.00, Low Income Housing Tax Credit equity, and a Fannie Mae mortgage loan. The project consists of the first phase in Phase 2 of the Redevelopment Master Plan and will redevelop a portion of land of the former Calliope Projects, also previously known as B. W. Cooper Public Housing Development, to create a new multi-family development. Activities will include construction of a new 3-story building containing 103 one-bedroom rental units reserved entirely for seniors (aged 62 and older), gated off-street parking, and substantial rehabilitation of an existing 1,845 sq. ft. 2-story building being repurposed for use as the leasing office, community space and other ancillary services. Additionally, a short stretch of road connecting the existing section of Clio Street (south of South Tonti Street) with South Galvez Street will be built, then dedicated to the City of New Orleans as a public street. The design will include on-site laundry facilities with one washer and one dryer per every 10 units, and each unit will be equipped with standard amenities including HVAC systems, refrigerators, range ovens, blinds, and access to gated off-street parking. The project is located at 3401 Erato St, New Orleans, Orleans Parish, LA 70125.

LHC will provide **\$6,866,000.00 in Community Development Block Grant Disaster Recovery (CDBG-DR) funds** under the Disaster Relief Supplemental Appropriations Act, 2022 (Public Law 117-43) and the Continuing Appropriations Act, 2023 (Public Law 117-180) for major disasters occurring in 2020 and 2021, detailed in Federal Register Docket No. FR-6303-N-01, FR-6326-N-01, and FR-6368-N-01. The Housing Authority of New Orleans (HANO) has committed **103 project-based vouchers in the approximate amount of \$37,253,040.00** over 20 years.

**PROJECT ISSUES:** 1) Flood Insurance – The funding program requires that the project has flood insurance. 2) Floodplain Management – The project is located within the Federal Flood Risk Management Standard (FFRMS) floodplain. 3) Historic Preservation – The structure has historic significance. 4) Contamination and Toxic Substances – Soil remediation was performed in the past and a letter from LDEQ is required. Asbestos-containing materials and lead-based paint are likely within the structure.

**MITIGATION:** 1) Flood insurance will be obtained and maintained. 2) The project will be elevated to the FFRMS floodplain. 3) Stipulations within the Memorandum of Agreement for the project will be followed

to preserve the historic character of the project. 4) A letter to proceed will be acquired from LDEQ, and all asbestos and lead mitigation will be completed per federal, state, and local regulations.

**FINDING OF NO SIGNIFICANT IMPACT:** LHC has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at LHC, 2415 Quail Drive, Baton Rouge, LA 70808, (225) 763-8700 and may be examined or copied weekdays 8:00 a.m. to 4:30 p.m.

**PUBLIC COMMENTS:** Any individual, group, or agency disagreeing with this determination, or wishing to comment on the project may submit written comments to this office by mail to the LHC Environmental Department or by email to Amber Lavergne at [alavergne@lhc.la.gov](mailto:alavergne@lhc.la.gov). All comments received by **July 1, 2025** will be considered by this office prior to authorizing submission of a request for release of funds. Commenters should specify which part of this Notice they are addressing.

**RELEASE OF FUNDS:** LHC certifies to HUD that Kevin J. Delahoussaye, in his capacity as LHC's Executive Director, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows LHC to use HUD Program Funds.

**OBJECTIONS TO RELEASE OF FUNDS.** HUD will consider objections to its release of funds and LHC's certification received for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of LHC approved by HUD; (b) LHC has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR part 58, sec. 58.76) and shall be addressed to:

**Tennille Parker**

**Director Disaster Recovery & Special Issues, Office of Community Planning and Development  
Department of Housing and Urban Development  
451 Seventh Street SW, Room 7-272  
Washington DC 20410**

**Elvettra Gibbs**

**Director of Public and Indian Housing New Orleans Field Office  
Department of Housing and Urban Development  
501 Magazine Street, 9<sup>th</sup> Floor  
New Orleans, LA 70130**

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

Kevin J. Delahoussaye, LHC Executive Director  
Louisiana Housing Corporation