

Executive Summary of Iberville CNI Redevelopment Programmatic Agreement

The PA provides a roadmap for the implementation of the CNI grant for the Iberville Housing development that retains a minimum of fourteen (14) historic buildings on the existing Iberville site and preserves the historic core of the development while further setting forth the obligations of the City and HANO for onsite renovation and new construction and offsite relocation of housing units through project based vouchers. The PA is the result of a compromise balancing the desire to retain and preserve a substantial portion of the historic Iberville development while simultaneously achieving the goal of providing quality housing with modern amenities and reforming the housing model from the failed past concept that resulted in the isolation of residents from the community and creation of concentrated areas of poverty and high crime areas. The preferred alternative will preserve the historic core of Iberville while also facilitating new construction to achieve a mixed income, mixed use community of approximately 900 units, with 304 public housing replacement units on the existing Iberville site.

Onsite redevelopment responsibilities in the PA include:

1. Consultation with SHPO at initial stages of project planning for on-site development.
2. HABS documentation of the buildings on the Iberville site.
3. Commitment to develop an oral history, if sufficient interest exists.
4. Design review process for new construction and rehabilitation.
5. Rehabilitation of existing structures using Secretary of Interior Standards for Rehabilitation.
6. Vibration monitoring and work-stop protocols for preconstruction/demolition and construction activities.
7. Commitment to photo-document and fund appropriate repairs to the St. Louis No. 1 and No. 2 cemeteries, if any damages arise from demolition or construction activities.
8. Securing and ventilating the buildings onsite to be renovated.
9. Deconstruction/architectural salvage of some building components for reuse before demolition, if appropriate.
10. Extensive archeological identification and evaluation.
11. Protection and non-disturbance of recently discovered and confirmed burial sites within the existing Iberville development located beyond the current boundaries of the St. Louis No. 1 cemetery.

Offsite relocation responsibilities in furtherance of the City and HANO's commitment to meet the 1:1 replacement of housing units include:

1. Consultation with SHPO prior to the initiation of project activities for off-site housing.
2. Commitment to identify, evaluate and mitigate effects of future phases for relocation, as those phases are concretized and information becomes available.
3. Utilization of programmatic allowances of standing structures to provide guidance whether 106 Review is required in a particular future phase or portion of a future phase.
4. Reference to the Secretary of Interior Standards for Treatment of Historic Properties to design new construction compatible with qualities of historic districts or buildings, where feasible.

5. Focusing offsite acquisition on blighted or structurally sound properties to minimize effects on historic properties.
6. Use of offsite protocols and standard mitigation measures to be applied for new construction and rehabilitation of offsite properties.
7. Rehabilitation of historic buildings on offsite properties subject to 106 review.
8. Archeological identification, mitigation and recordation of historic properties where 106 is required.

The foregoing treatment measures are the product of an extensive public outreach and consultation process involving Iberville residents, consulting parties, Federal, state and local officials and the general public. Several CNI project community meetings were held prior to the commencement of the environmental and historic preservation reviews under Federal law triggered by the awarding of the CNI grant to HANO and the City. Through Section 106 consultation, ten consulting parties meetings have occurred upon execution of the PA; three NEPA public meetings were also conducted, and numerous workshops and working group meetings among the residents and developers have also taken place.

This interactive process culminated in the development of eleven distinct alternatives, including the preferred alternative. These were presented to the public and consulting parties, each evolving through the environmental review and consultation processes required by law. Archeological findings and the commitment to preserve those findings intact within the existing Iberville site helped to reshape the possible alternatives, while the area of potential effect for 106 Review was also revised and expanded in response to consulting parties' requests and comments. The City and HANO have addressed all substantive comments they have received concerning the initiative. In addition, throughout this process, the City and HANO have actively engaged the SHPO, ACHP, other consulting parties and the general public in an effort to explain the overall primary goal of transforming Iberville into a revitalized, healthy component of the community, and to inform the decision making process and further facilitate public feedback and involvement.