

## RESOLUTION

NO. R-25-584

CITY HALL: November 20, 2025

**BY: COUNCILMEMBERS HARRIS AND MORRELL**

**A RESOLUTION** to support the redevelopment of Plaza Tower by expanding the current Difficult to Develop Area (DDA) boundaries to include the Plaza Tower site, and otherwise to provide with respect thereto.

**WHEREAS**, the New Orleans City Council recognizes the importance of revitalizing the Downtown core as a hub for housing, commerce, and economic opportunity, and is committed to its continued redevelopment; and

**WHEREAS**, the Council is further committed to expanding the availability of quality affordable and senior housing options, especially in desirable neighborhoods such as Downtown, through adaptive reuse and reinvestment in long underutilized buildings; and

**WHEREAS**, Plaza Tower, located at 1001 Howard Avenue in the heart of Downtown, was once a symbol of modern architecture, built 45 stories tall in the late 1960s and recognized for its unique design; and

**WHEREAS**, while previous attempts to reactivate Plaza Tower, which has sat vacant since 2002, failed due to financial and building challenges, the City recognizes the site's prominence and its promise; and

**WHEREAS**, Plaza Tower represents a catalytic redevelopment opportunity whose conversation to senior housing would advance the City's goals for safe, high quality housing; historic preservation; neighborhood activation; and overall economic development; and

**WHEREAS**, under federal law administered by the U.S. Department of Housing and Urban Development (HUD), a Difficult to Develop Area (DDA) designation enables qualifying projects to receive a 30 percent basis boost under the federal Low Income Housing Tax Credit program, thereby improving the feasibility of redevelopment in areas with elevated land and/or construction costs; and

**WHEREAS**, the current DDA boundary for Orleans Parish effectively ends near Carondelet Street, leaving the Plaza Tower site two blocks outside of the DDA and at a financial disadvantage; and

**WHEREAS**, in addition to large scale cost increases associated with construction, New Orleans has experienced acute cost escalation and supply chain disruption issues in recent years associated with federally declared disasters, including Hurricane Ida, which have impeded economic development and housing production needed in the Downtown core; and

**WHEREAS**, the State of Louisiana, through the Louisiana Housing Corporation (LHC) intends to advance a request to HUD seeking (1) to expand the DDA boundaries to encompass additional portions of Downtown New Orleans to reflect post-disaster cost conditions, and (2) site-specific relief for critical projects, such as the Plaza Tower senior housing redevelopment, by requesting inclusion of the Plaza Tower census tract within the DDA and, where possible, using any available basis boost authority applicable to that site; **NOW, THEREFORE**

**BE IT RESOLVED**, That the New Orleans City Council hereby supports a two-part request to HUD, through the State of Louisiana and LHC, including the following:

1. Map Expansion: expanding the DDA boundaries to cover a greater portion of Downtown New Orleans, including Plaza Tower, justified by elevated development costs and recovery needs following federally declared disasters, such as Hurricane Ida; and
2. Site-Specific Action: including the Plaza Tower site within the DDA boundaries, and, where permitted under federal and state authority, qualifying the Plaza Tower senior housing redevelopment for a 30 percent basis boost

**BE IT FURTHER RESOLVED**, That the Council recognizes the Plaza Tower senior housing redevelopment as a priority initiative for the City and strongly urges HUD and the State of Louisiana to grant the requests herein; and

**BE IT FURTHER RESOLVED**, That the Council authorizes and requests its own Office of Community Development, Office of Economic Development, and other appropriate City departments to coordinate with LHC and its representatives as may be needed to prepare any supporting documentation, tract maps, letters, and certifications needed to advance the map expansion and site-specific action requests; and

**BE IT FURTHER RESOLVED**, That the Clerk of Council shall transmit a certified copy of this Resolution to the Office of Community Development, Office of Economic Development, Louisiana Housing Corporation, and the U.S. Department of Housing and Urban Development, with addresses to be provided by the Office of Economic Development.

**THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, THE RESULT WAS AS FOLLOWS:**

**YEAS:**

**NAYS:**

**ABSENT:**

**AND THE RESOLUTION WAS ADOPTED.**

