

1 Introduced January 27, 2026, by Councilman
2 DiSanti, seconded by Councilman Brownfield,
3 (by request of Administration)

4 **RESOLUTION R26-04**

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6 A resolution authorizing the Finance Authority of New Orleans ("FNO"), a
7 public trust created by the State of Louisiana, or alternate duly-authorized entity, to
8 execute a payment in lieu of tax ("PILOT") at the property known as St. Teresa's Village,
9 1938 Gause W. Blvd., Slidell, LA, to facilitate its continued affordable senior-focused
10 housing status upon its transfer from a property tax-exempt Archdiocese of New Orleans
11 controlled entity (the "Archdiocese") to new ownership.

12 WHEREAS, the Slidell City Council supports the continuation of the
13 Archdiocese of New Orleans's mission of providing affordable senior-focused housing in
14 Slidell at St. Teresa's Village;
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16 WHEREAS, the Archdiocese's bankruptcy plan necessitates the sale of its
17 affordable senior-focused housing portfolio, known as the Christopher Homes portfolio,
18 which includes St. Teresa's Village; and
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20 WHEREAS, FNO has authority under state law, as a statutorily created public
21 trust, to enter into PILOT agreements statewide, subject to the local governing authority
22 consenting via resolution.
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24 NOW, THEREFORE BE IT RESOLVED, that the Slidell City Council does
25 hereby consent that the Finance Authority of New Orleans, or other duly-authorized public
26 trust or entity, may enter into a PILOT agreement with the new private owners of the real
27 property known as St. Teresa's Village (1938 Gause W. Blvd., Slidell, LA), pursuant to its
28 acquisition from the Archdiocese, under terms reasonable to facilitate the continuation of
29 the Archdiocese's current affordable senior-focused mission.
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2 **RESOLUTION R26-04**
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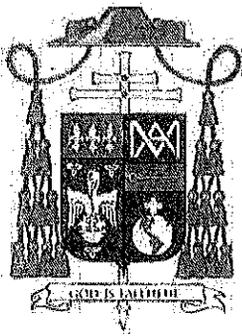
4 **ADOPTED** this 27th day of January 2026.
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8 Nick Disanti
9 President of the Council
10 Councilman, District D

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12 Thomas P. Reeves
13 Council Administrator
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Archdiocese of New Orleans

Office of the Archbishop

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October 7, 2025

To whom it may concern:

The Archdiocese of New Orleans strongly supports the proposed Payment in Lieu of Tax (PILOT) arrangement(s) to preserve the Christopher Homes portfolio as affordable housing for low-income seniors across the metropolitan region. Christopher Homes, founded by Archbishop Hannan as part of the Archdiocese's ministry to the elderly, is among the largest portfolios of senior housing in Greater New Orleans. Today, it encompasses over 1,800 units in Orleans, Jefferson, St. Tammany, St. Bernard, and St. John the Baptist Parishes, providing safe, stable, and dignified housing for seniors of modest means.

As part of the Archdiocese's bankruptcy settlement, the Christopher Homes portfolio must be sold. The Archdiocese's goal is to insure the continuation of the mission to care for the people who live and will live in Christopher Homes properties, but under bankruptcy law we have to maximize the value of the sales.

In evaluating potential purchasers, we are pleased to have selected a purchaser who can not only maximize value, but one with the experience and the commitment to preserve Christopher Homes' mission. Tredway, a respected affordable housing developer, is committed to preserving long-term affordability.

None of the properties are presently on the tax rolls as they are owned by a non-profit Archdiocese-controlled entity. To preserve affordability, it is essential that the properties be placed under a PILOT agreement to maintain the tax status quo. We respectfully urge your support of the PILOT proposal so that Christopher Homes may remain what it has always been: a place of security, dignity, and care for our elders.

The Archdiocese stands behind this effort and is grateful for your leadership in ensuring that thousands of seniors can continue to live with the stability they deserve.

Thanks for your cooperation, I am

Sincerely yours,

Most Reverend Gregory M. Aymond
Archbishop of New Orleans

