



**Management Report**  
August 2018

DRAFT

## Finance

### I. Cash Balances

HANO has a variety of bank accounts to support central office operations, major housing programs, and redevelopment activities. The balance in all accounts as of 08/01/2018 is \$68,171,881.84.

### II. Budget vs Actual – June 2018

	YTD Actuals	YTD Budgets
HCVP - HAP	June 2018	June 2018
TOTAL REVENUE	\$ 114,658,791	\$ 112,025,772
TOTAL EXPENSES	\$ 117,588,313	\$ 112,025,772
VARIANCE	\$ (2,929,521)	\$ -
	YTD Actuals	YTD Budgets
HCVP - ADMIN	June 2018	June 2018
TOTAL REVENUE	\$ 8,930,737	\$ 8,655,516
TOTAL EXPENSES	\$ 8,407,957	\$ 8,939,998
VARIANCE	\$ 522,780	\$ (284,482)
	YTD Actuals	YTD Budgets
Consolidated AMP's	June 2018	June 2018
TOTAL REVENUE	\$ 8,127,666	\$ 9,081,351
TOTAL EXPENSES	\$ 10,500,744	\$ 9,081,495
VARIANCE	\$ (2,373,077)	\$ (144)
	YTD Actuals	YTD Budgets
Consolidated COCC	June 2018	June 2018
TOTAL REVENUE	\$ 7,627,813	\$ 7,605,234
TOTAL EXPENSES	\$ 7,563,037	\$ 8,103,590
VARIANCE	\$ 64,775	\$ (498,356)

## ***Asset Management***

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<b>Category</b>	
Monthly Public Housing Occupancy	95 %
July 2018 Move-ins	37
July 2018 Move-outs	23
Move-in/move-out variance	14

## ***Housing Choice Voucher Program (HCVP)***

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### **HCVP Utilization**

<b>Category</b>	<b>Total</b>
SEMAP Utilization Vouchers	17,894
Non-Utilization Vouchers	225
<b>Total Vouchers Managed</b>	<b>18,119</b>

### **HCVP Performance – Overall Analysis**

<b>Category</b>	<b>Score</b>	<b>Data Source</b>
Utilization Rate	99.94%	Elite Unit Month Module ( <i>End Count ÷ UMA</i> )
Recertification %	98.91%	MTCS SEMAP Report
Inspections %	94.00%	MTCS SEMAP Report
Vouchers “On the Street”	2087	Elite

<b>Summary of Total Families Housed for all Rental Assistance Programs for August 2018</b>			
Housing Choice Voucher Program (HCVP)		17,880	
Mainstream Vouchers (MS5)		24	
Single Room Occupancy (SRO)		135	
<b>Total Housed all Rental Assistance Programs</b>		<b>18,039</b>	
<b>Total Rental Assistance Paid all Programs</b>		<b>\$ 13,015,931</b>	
<b>Housing Choice Voucher Program</b>			
<b>ACC</b>	<b>Vouchers Approved</b>	<b>Current Vouchers Leased</b>	<b>Current Monthly HAP</b>
VO	17,573	17,603	\$ 12,799,226
VASH	347	277	\$ 150,822
<b>Total</b>	<b>17,920</b>	<b>17,880</b>	<b>\$ 12,950,048</b>
MS5	25	24	\$ 14,360
<b>Special Programs</b>			
<b>ACC</b>	<b>Current Vouchers Leased</b>	<b>Current Monthly HAP</b>	
TPV	944	\$ 651,651	
DHAP	60	\$ 39,668	
HOME	229	\$ 128,518	
PBV	1,633	\$ 1,180,192	

*TPV - Tenant Protection; PBV - Project Based; HOME - Homeownership*

*Special Programs are included in VO totals*

## ***Development and Modernization (DAM)***

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### **DEVELOPMENT**

#### Iberville/Choice Neighborhoods Initiative (CNI)

##### *Onsite*

Phases 1-6 (626 units) complete. Phase 7 (56 units) under construction and 50% complete.

J Block/Basin Street Building/Future Cemetery Museum: The final historic building was leased to the New Orleans Cemetery Experience in December 2017. Plans to renovate the building into a museum that celebrates the spiritual culture of New Orleans are underway. The State Office of Historic Preservation has planned a display of banner depicting the history of the site in celebration of the City's Tricentennial in front of the Basin Street Building. Installation and unveiling of the outdoor display is planned for September.

##### *Winn Dixie Phase 1/1501 St. Louis/Eastern Adjacent*

- 76 total units; 30 replacement units
- Site Preparation: Demolition of former Winn Dixie building is complete. Archaeology Phase 1 is nearing completion. Environmental testing is complete. The cleanup plan will be submitted to LDEQ in September 2018 for review.
- Infrastructure: Drawings are 70 % complete. Bid anticipated October 2018.
- Vertical Construction: Design drawings are at 70% complete. A design-build contractor has been selected.
- Financing: Additional financing applications will be submitted and lender/syndicator commitments expected to be secured throughout the Fall 2018.

##### *CNI Off-site*

- 332 Off site replacement units complete
- 91 Off site replacement units in predevelopment:
  - St. Ann (59) – anticipated financial closing September 2018
  - Lafitte 2017 (20) - anticipated financial closing December 2018
  - St. Bernard Project (12)
- City of New Orleans 2016 CNI NOFA Awardees: HANO continue to work through archaeology and disposition strategies for one HANO lot awarded to Jane Place and 6 HANO lots awarded to Home by Hand.

#### **Faubourg Lafitte**

##### *Homeownership*

FEMA funding and construction loans will fund 45 homeownership units, 16 of which will be targeted to buyers below 80% of AMI and 29 will be market rate. Drawings will be submitted for permitting and the project will be bid in September 2018. Financial partners continue to negotiate closing documents.

### *Historic Building Rehab*

The third historic building on site will be renovated into 6 residential units and property management office and is paired with 19 scattered offsite units that will be built in the surrounding neighborhood under a single 4% LIHTC application. HANO has committed non-federal funds to the project. Current activities include preparation of drawings and environmental review. Closing anticipated end of 2018.

### **St. Bernard/Columbia Parc**

All residential phases complete.

### *Infrastructure*

HANO is funding the infrastructure for the commercial component that fronts St. Bernard Avenue. Phase 1, to support the charter school, and phase 2, to support the health clinic, are substantially complete. The final phase, to support and grocery store and pharmacy, awaits commitments from tenants and a variance process before plans can be finalized and a contractor procured.

### **Guste III**

The construction of 155 units began in late 2013. The original contractor was terminated, and, after a minor amount of progress, the contractor's surety company abandoned the project in August 2016 with 10 of 155 certificates of occupancy achieved. HANO executed 5 separate contracts to complete the work and all units had received certificates of occupancy by the end of 2017. Currently 113 units are available for leasing. 70% are leased. The remaining 42 have not been released to the property manager because of the discovery of construction issues from the original contractor. Repairs are scheduled to take place in at least 2 contracts beginning September 2018. HANO is also procuring archaeological services to complete the requirements of its Memorandum of Agreement between the State Historic Preservation Office, HANO, and FEMA to archive the artifacts recovered from the site and prepare public engagement outreach materials regarding the information collected from the archaeological activities.

### **Bywater/Marigny Scattered Sites**

The current development plan for 18 scattered sites in the Marigny and Bywater neighborhoods includes 149 units of mixed income rental and 10 units of affordable and market homeownership. Neighborhood engagement is scheduled for Fall 2018. After receiving comment from the neighborhood stakeholders, the developer will undertake rezoning, design, financing applications.

### **Requests for Qualifications**

#### *RFQ 16-911-42 Uptown Scattered Sites*

The HANO Board approved negotiations with Perez/Harmony, JC Patin, REO, and Project Homecoming in April 2017. Perez/Harmony has since decline to continue. Project Homecoming merged with Jericho Road. HANO and CPC met in July 2018 to clarify density limits on several properties. Negotiations with the three remaining developers are ongoing.

*RFQ 18-911-19 Non-ACC Scattered Sites*

The HANO Board approved negotiations with MACO for 5 of the properties in July 2018. MACO submitted 9% LIHTC applications in August 2018. The developer will wait to see if awarded tax credits to determine next steps.

*RFQ 18-911-29 Vacant Scattered Sites*

Proposals were submitted July 18, 2018. The Evaluation Committee is reviewing and recommendations are expected to be presented during the September board cycle.

**DEMOLITION/DISPOSITION****B.W. Cooper**

Foundation demolition and soil remediation at the BW Cooper Phase II site is approximately 75% complete.

**MODERNIZATION****Guste High Rise (385 units)**

Mechanical Room Upgrades	\$400,000	Substantially complete Q2 2018
Security Cameras	\$250,000	Engineer has been procured to complete the design; Bid expected to advertise Q1 2019
Fan Coil Units – Lobby	\$10,000	Cooperative contract; begin Q3 2018
Fan Coil Units – Residential Units	\$1,000,000	Procure designer after security cameras are bid
Replace Roof	\$300,000	Begin design after fan coils

**Guste I (82 total units)**

Exterior Painting – Phase 1 (buildings on MLK)	\$120,000	RFQt 18-912-31 received 8/17/18; project to begin September 2018
HVAC Replacements	\$200,000	Bid expected to advertise September 2018
Exterior Painting Phase 2	\$240,000	Procurement will follow HVAC
Roof Replacement	\$600,000	Procurement will follow Paint Phase 2

**Guste II (16 total units)**

HVAC Replacement	\$50,000	Investigating cause of coolant leaks
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**Fischer (326 units)**

Renovate units – Fischer Senior (3) , Fischer 3 (1), Fischer IV (6)	\$250,000	Scope of work in units to be compiled September 2018
2001 Wagner – renovate kitchen	\$35,000	Bid expected to advertise in September 2018

**Occupied Scattered Sites (85 units)**

Westbank Renovations – 3 units	\$80,000	Notice to Proceed issued 8/20/18
Uptown - repair fire damaged unit	\$45,000	Bid expected to advertise in September 2018

**Florida**

Repair return air ductwork	\$100,000	Single unit repair completed in August 2018; scope to be for all impacted units to be developed and bid Q4 2018
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**CAPITAL FUNDS PROCESS**

2018 Capital Funds were awarded in May 2018 in the amount of \$17,979,571.00. The Capital Fund Five Year Action Plan was approved by the HANO Board in July 2018 and submitted to HUD. 2018 funds will be available as activities receive environmental clearance.

*Active Capital Fund Grants*

Grant Year	Obligation Deadline	Expenditure Deadline	TOTAL GRANT	Obligation as of 7/31/2018		Expenditure as of 7/31/2018	
<b>Capital Fund Program (CFP)</b>							
2015	4/12/2017	4/12/2019	\$10,997,903.00	\$10,711,021.96	97%	\$7,462,634.90	68%
2016	4/12/2018	4/12/2020	\$11,922,986.00	\$10,941,107.27	92%	\$6,981,229.34	59%
2017	8/15/2019	8/15/2021	\$12,968,213.00	\$4,800,235.00	37%	\$1,894,301.40	15%
2018	5/28/2020	5/28/2022	\$17,979,571.00	\$0.00	0%	\$0.00	0%
<b>Replacement Housing Factor Funds (RHF) 1st Increment</b>							
2015	4/12/2017	4/12/2019	\$1,470,989.00	\$1,470,989.00	100%	\$657,779.81	45%
2016	4/12/2018	4/12/2020	\$936,109.00	\$936,109.00	100%	\$315,279.95	34%
2017	8/15/2019	8/15/2021	\$105,289.00	\$105,289.00	100%	\$0.00	0%
<b>Replacement Housing Factor Funds (RHF) 2nd Increment</b>							
2015	4/12/2017	4/12/2019	\$1,144,866.00	\$1,144,866.00	100%	\$1,090,683.74	95%
2016	4/12/2018	4/12/2020	\$33,566.00	\$33,566.00	100%	\$1,007.00	3%
2017	8/15/2019	8/15/2021	\$33,843.00	\$33,843.00	100%	\$0.00	0%
<b>Totals</b>			<b>\$57,593,335.00</b>	<b>\$30,177,026.23</b>	<b>52%</b>	<b>\$18,402,916.14</b>	<b>32%</b>



## Procurement & Contracts

### Active Solicitations

Solicitation/Contract Number	Description of Service/Work	Status of Procurement
Request for Proposals (RFP) #16-911-42	Development of Uptown Vacant Scattered Site Properties	Negotiations to enter into a Master Development Agreement (MDA) with multiple Developers for various properties is currently underway.
Request for Qualifications (RFQ) #18-911-19	Development of Scattered Site Properties	Negotiations to enter into a Master Development Agreement (MDA) with MACO Development Co., LLC is currently underway.
Request for Proposal (RFP) #18-905-23	On-Call Financial Advisory Services	Proposals are due on 8/31/2018.
Request for Qualifications (RFQ) #18-911-29	Development of Vacant Properties	Six (6) proposals were received in response to the solicitation on 7/18/2018. Stage I of the Evaluation Process is complete. Stage II Evaluations is currently underway.
Request for Quotes (RFQ) #18-912-31	Exterior Painting and Repairs at the Guste I Housing Development/MLK Blvd.	Three (3) quotes were received in response to the solicitation on 8/17/2018. Preparing a recommendation to award a contract to the apparent lowest bidder.
Request for Quotes (RFQ) #18-913-32	On-Call Agency Wide Trash Removal & Garbage Collections Services at Various HANO Sites	One (1) quote was received in response to the solicitation on 8/15/2018. Preparing cost analysis for determination of contract award.
Request for Proposals (RFP) #18-914-33	Housing Quality Standards (HQS) Inspections Services	Proposals are due on 9/11/2018.
Request for Proposals (RFP) #18-913-34	On-Call Electrical Services for HANO Properties	Proposals are due on 9/5/2018.
Request for Quotes (RFQ) #18-910-35	On-Call Technical Support Services for JD Edwards Software System	Quotes are due on 9/6/2018.

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## *Grants and Resource Development*

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### ***Jobs Plus Program***

On July 23, 2018, HANO was awarded a \$2.3 million Jobs Plus grant from HUD to help public housing residents secure and retain jobs and also actualize positive, long-term financial stability, and wealth accumulation. A total of \$14 million grant dollars will be distributed among seven housing authorities, with HANO receiving the maximum amount awarded. The Jobs Plus Program builds upon existing resident, neighborhood, and community partnerships to assist families in achieving employment-related and other self-sufficiency goals. In addition to the \$2.3 million grant, HANO also secured an additional \$2.7 million of leveraged resources from agency partners for a total investment of \$5 million. HANO will be able to assist more than 200 unemployed or underemployed public housing residents within the Bienville Basin and Faubourg Lafitte communities. Over the course of the 4-year grant period, HANO and its partners will promote resident self-sufficiency through adult education, job readiness, employment placement, credit counseling, money management training and other tools.

### **Mainstream Voucher Program**

Partnering with Metropolitan Human Services District, UNITY of Greater New Orleans, and Goodwill, HANO submitted a June 2018 application to HUD for Mainstream Program vouchers to enable individuals to live independently in the community. HANO sought commitments to provide families assistance in attaining timely transition to housing units, access to supportive services, and funding or staffing to support training and program coordination. If HANO receives an award (a minimum of 8 Mainstream vouchers and maximum of 585), the vouchers would be used to serve households comprised of non-elderly disabled family members who are: transitioning out of institutional or other segregated settings; at serious risk of institutionalization; homeless; or, at risk of becoming homeless. HUD expects to make approximately 40 awards from the funds available under the Mainstream NOFA with the minimum award at \$75,000 per project.

### **Veterans Affairs Supportive Housing (VASH) Voucher Program**

HANO submitted a Registration of Interest to expand its Veterans Affairs Supportive Housing (VASH) Program and received authorization from HUD to apply for 5 additional vouchers to be funded under the Program's national allocation of \$40 million dollars for FY 2018. This new VASH application, submitted to HUD on August 21, 2018, will increase HANO's allocation of VASH vouchers from 347 to 352. HANO has engaged in a multi-year partnership with the Southeast Louisiana Veterans Health Care System to administer the HUD VASH Program, which combines HUD HCVP rental assistance for homeless Veterans with case management and clinical services provided by the VA at its medical center and community clinics. HANO determines client eligibility, issues tenant-based vouchers for these families to search for homes, and administers other HCVP-related services while the VA provides ongoing clinical care and case management throughout the term of the family's participation in the VASH HCV Program.

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## Comments

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HANO Highlights:

Upcoming Events

HUD Reviews