



Management Report
October 2018

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 10/1/2018 is \$68,263,863.67.

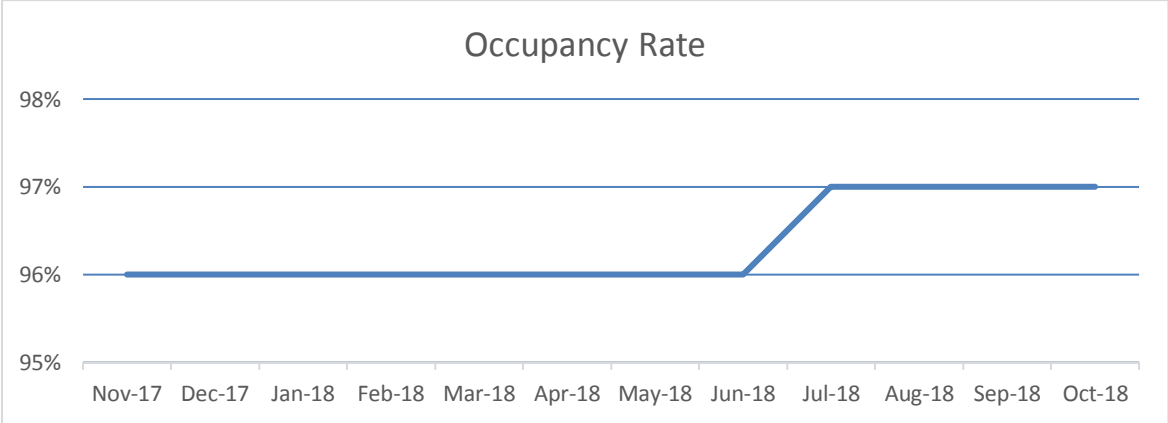
II. Budget vs Actual – August 2018

	YTD Actuals	YTD Budgets
HCVP - HAP	August 2018	August 2018
TOTAL REVENUE	\$ 141,133,912	\$ 136,920,388
TOTAL EXPENSES	\$ 144,051,690	\$ 136,920,388
VARIANCE	\$ (2,917,778)	\$ -
HCVP - ADMIN	YTD Actuals	YTD Budgets
	August 2018	August 2018
TOTAL REVENUE	\$ 10,850,302	\$ 10,578,964
TOTAL EXPENSES	\$ 10,306,294	\$ 10,849,913
VARIANCE	\$ 544,007	\$ (270,949)
Consolidated AMP's	YTD Actuals	YTD Budgets
	August 2018	August 2018
TOTAL REVENUE	\$ 10,225,128	\$ 11,099,429
TOTAL EXPENSES	\$ 13,754,283	\$ 11,086,868
VARIANCE	\$ (3,529,155)	\$ 12,561
Consolidated COCC	YTD Actuals	YTD Budgets
	August 2018	August 2018
TOTAL REVENUE	\$ 9,135,460	\$ 9,295,286
TOTAL EXPENSES	\$ 9,033,346	\$ 9,791,363
VARIANCE	\$ 102,114	\$ (496,077)

Asset Management

Public Housing Occupancy by Month

Month	Occupancy Rate
Oct-17	95%
Nov-17	96%
Dec-17	96%
Jan-18	96%
Feb-18	96%
Mar-18	96%
Apr-18	96%
May-18	96%
Jun-18	96%
Jul-18	97%
Aug-18	97%
Sep-18	97%
Oct-18	97%



Public Housing Unit Turnover

	Annual 9/17 - 8/18	9/18
Move-Ins	300	28
Move-Outs	203	5
Variance	97	23

Public Housing Unit Turnover, Excluding Phases in Lease-up*

	Annual 9/17 - 8/18	9/18
Move-Ins	225	21
Move-Outs	201	5
Variance	24	16

*excludes Bienville Basin V, Bienville Basin VI, Guste III

Housing Choice Voucher Program***HCVP Performance – Overall Analysis***

Category	Score
Utilization Rate	99.29%
Recertification %	98.94%
Inspections %	96.33%
Vouchers “On the Street”	623

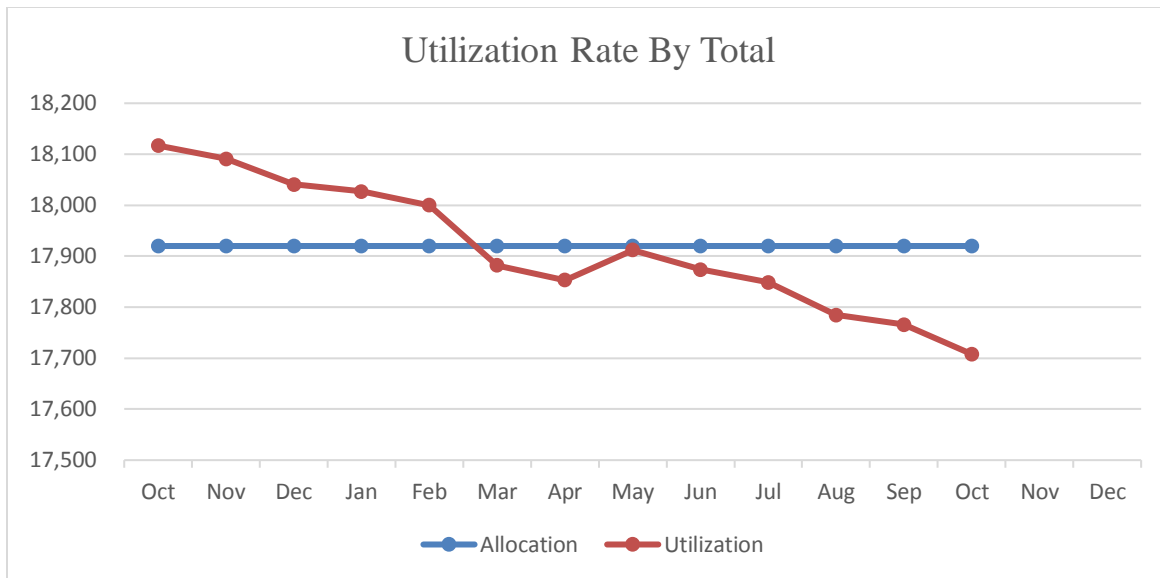
HCVP Utilization

Category	Total
SEMAP Utilization Vouchers	17,818
Non-Utilization Vouchers	257
Total Vouchers Managed	18,075

HCVP Utilization by Month

Month	Occupancy Rate
Oct-17	100.10%
Nov-17	100.95%
Dec-17	100.68%
Jan-18	100.60%
Feb-18	100.45%
Mar-18	99.79%
Apr-18	99.63%
May-18	99.96%
Jun-18	99.74%
Jul-18	99.60%
Aug-18	99.25%
Sep-18	99.14% (Finalized: VMS Report as of 10/15/2018)
Oct-18	98.82% (Not Finalized: VMS Report as of 10/23/2018)

(Please note: Numbers are pulled from the Voucher Management System (VMS). VMS is ran on the 15th of the following month. Any numbers for the current month are not finalized and will change in the following month.)



Summary of Total Families Housed for all Rental Assistance Programs for October 2018	
Housing Choice Voucher Program (HCVP)	17,480
Veterans Administration Supportive Housing (VASH)	289
Mainstream Vouchers (MS5)	25
Single Room Occupancy (SRO)	125
Total Housed all Rental Assistance Programs	17,919

Development and Modernization

DEVELOPMENT

Iberville/Choice Neighborhoods Initiative (CNI)

Onsite

Phases 1-6 (626 units) complete. Phase 7 (56 units) under construction and is currently 75% 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 depicting the history of the site in celebration of the City's Tricentennial to be installed in front of the Basin Street Building. Installation and unveiling of the outdoor display is scheduled for November 13, 2018.

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 complete and a Phase 2 will get underway in October. Environmental testing is complete. The cleanup plan was submitted to LDEQ in September 2018 for review. LDEQ reviewed and responded in writing to the report in mid-October. The next steps will be to obtain final approval from LDEQ by January 2019.
- Infrastructure: Drawings are 75 % complete. Bid date has changed from October to November to 2018.
- Vertical Construction: Design drawings are at 70% complete. A design-build contractor has been selected.
- The Developer submitted the LIHTC 10% Test to the Louisiana Housing Corporation (LHC) on October 15th.
- Financing: Additional financing applications will be submitted and lender/syndicator commitments expected to be secured throughout the Fall 2018.

Off-site

- 332 Off site replacement units complete
- 91 Off site replacement units in predevelopment:
 - St. Ann (59) – anticipated financial closing October 2018

- Lafitte 2017 (20) - anticipated financial closing December 2018
- St. Bernard Project (12)
- City of New Orleans 2016 CNI NOFA Awardees: HANO continues 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 November 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 grouped 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, a portion of Foy Street to support the charter school is 100% complete. Phase 2, a parking area to support the health clinic is substantially complete. The final phase, to support a grocery store and pharmacy, awaits commitments from tenants, anticipated by November 2018, 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 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 150 units of mixed income rental and 10 units of affordable and market homeownership. Three public community meetings occurred on September 18, October 9, and October 16. HANO and ITEX have received comments from the neighborhood stakeholders. After any changes to the design/project, 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 when development contracts are negotiated.

DEMOLITION/DISPOSITION

B.W. Cooper

Foundation demolition and soil remediation at the BW Cooper Phase II site is substantially complete and punch list work expected to be complete in November.

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	7,400.00	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 1 (82 total units)

Exterior Painting – Phase 1 (buildings on MLK)	\$69,000.	RFQ 18-912-31 project awarded; work to begin November 2018
HVAC Replacements	\$200,000	IFB 18-912-37 advertised; bids due November 1, 2018
Exterior Painting Phase 2	\$240,000	Procurement will follow HVAC
Roof Replacement	\$600,000	Procurement will follow Paint Phase 2

Guste 2 (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 November 2018
2001 Wagner – renovate kitchen	\$28,200.	RFQ 18-912-38 to be awarded; project to begin November 2018

Occupied Scattered Sites (85 units)

Westbank Renovations – 3 units	\$80,000	RFQ 18-912-24 project 40 % complete
Uptown - repair fire damaged unit	\$45,000	RFQ 18-12-36 project awarded; work to be begin November 2018

Florida

Repair return air ductwork	\$100,000	Single unit repair completed in August 2018. The scope has been completed for all impacted units and an RFQ was issued by HANO on October 18.
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CAPITAL FUNDS PROCESS

2018 Capital Funds were awarded in May 2018 in the amount of \$17,979,571.00 and subsequently increased to \$18,140,528 due to a 10% upward adjustment. The Capital Fund Five Year Action Plan was approved by the HANO Board in July 2018 and submitted to HUD. HUD approved it in October. 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 9/30/2018		Expenditure as of 9/30/2018	
Capital Fund Program (CFP)							
2015	4/12/2017	4/12/2019	\$10,997,903.00	\$9,933,119.29	90%	\$8,389,909.69	76%
2016	4/12/2018	4/12/2020	\$11,922,986.00	\$11,031,684.77	93%	\$7,590,605.70	64%
2017	8/15/2019	8/15/2021	\$12,968,213.00	\$5,466,288.34	42%	\$2,552,789.60	20%
2018	5/28/2020	5/28/2022	\$18,140,528.00	\$3,397,457.00	19%	\$0.00	0%
Replacement Housing Factor Funds (RHF) 1st Increment							
2015	4/12/2017	4/12/2019	\$1,470,989.00	\$1,470,989.00	100%	\$1,470,989.00	100%
2016	4/12/2018	4/12/2020	\$936,109.00	\$936,109.00	100%	\$936,109.00	100%
2017	8/15/2019	8/15/2021	\$105,289.00	\$105,289.00	100%	\$105,289.00	100%
Replacement Housing Factor Funds (RHF) 2nd Increment							
2015	4/12/2017	4/12/2019	\$1,144,866.00	\$1,144,866.00	100%	\$1,144,866.00	100%
2016	4/12/2018	4/12/2020	\$33,566.00	\$33,566.00	100%	\$33,566.00	100%
2017	8/15/2019	8/15/2021	\$33,843.00	\$33,843.00	100%	\$33,843.00	100%
Totals			\$57,754,292.00	\$33,553,211.40	58%	\$22,257,966.99	39%

Resident Entrepreneur Training Program

RETI Program Cohorts

- The first cohort of the RETI program successfully concluded with (4) four graduates on June 21, 2018.
- The second cohort of the RETI program began on Wednesday, July 18, 2018. (11) Eleven residents registered. (6) six out of (11) participants completed second cohort Graduated on October 3, 2018.
- The third cohort of the RETI program began on Saturday, July 14, 2018. (15) Fifteen residents registered. (6) six out of (15) fifteen participants completed the third cohort and graduated on October 3, 2018.

- All Program participants are in pre-startup status due to the types of businesses they have chosen to start. The program provider will continue to work with them on completing their registration with the Secretary of State Office and seeking funding.

Upcoming Classes

- As of September 11, 2018, 106 HANO Public Housing and Section 8 Residents have registered to participate in the RETI program.
- The next two cohorts (4&5) are scheduled to begin in November 2018 and will consist of up to (20) residents at (10) ten per class.
- Classes consist of (10) weeks and will be held on Wednesdays and Saturdays.

Procurement and Contracts

Active Solicitations

<u>Solicitation/Contract Number</u>	<u>Description of Service/Work</u>	<u>Status of Procurement</u>
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 to develop 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 Qualifications (RFQ) #18-905-23	On-Call Financial Advisory Services	The Evaluation Committee convened on Wednesday, September 26, 2018 to score and rank two proposals. A contract was awarded to Kubas Keller Associates, LLC and Cohn Reznick, LLC in a cumulative amount not to exceed \$75,000.00/year.
Request for Qualifications (RFQ) #18-911-29	Development of Vacant Properties	Negotiations to enter into a Master Development Agreement (MDA) with multiple developers to develop various properties is currently underway.
Request for Quotes (RFQ) #18-912-31	Exterior Painting and Repairs at the Guste I Housing Community	Three (3) quotes were received in response to the solicitation. A contract was awarded to the lowest, responsive and responsible bidder, Bayou General Contractors, LLC in the total lump amount of \$69,000.00

Request for Proposals (RFP) #18-914-33	Housing Quality Standards (HQS) Inspections Services	Six (6) proposals were received on Tuesday, September 11, 2018. The Evaluation Committee convened on Thursday, September 27, 2018 to commence with Stage I Evaluations. Three (3) firms were shortlisted. Stage II Evaluations negotiations with the three shortlisted firms are currently underway.
Request for Proposals (RFP) #18-913-34	On-Call Electrical Services for HANO Properties	One (1) proposal was received on Wednesday, September 5, 2018. The Evaluation Committee convened on Monday, September 24, 2018 to commence with Stage I Evaluations. A contract was awarded to Talon Electrical & Mechanical Group, in a not to exceed amount of \$19,000.00/year.
Request for Quotes (RFQ) #18-910-35	On-Call Technical Support Services for JD Edwards Software System	One (1) quote was received, which exceeded the in-house cost estimate. Therefore, the solicitation was cancelled.
Request for Quotes (RFQ) #18-913-32	On-Call Agency Wide Trash Removal Services	One (1) quote was received. A contract was awarded to the lowest, responsive and responsible bidder, Richards Disposal, Inc., in a not to exceed amount of \$64,986.00/year.
Request for Quotes (RFQ) #18-912-32	Interior Repairs at 3822 Annunciation Street Uptown Scattered Sites	Four (4) quotes were received in response to the solicitation. A contract was awarded to the lowest, responsive and responsible bidder, Irons Construction, LLP, in the total lump sum amount of \$42,524.50
Invitation for Bids (IFB) #18-912-37	Furnish & Install HVAC Condensers, Conversion Kits & Refrigerant at the Guste I Housing Community	The solicitation was advertised in the Times Picayune on Wednesday, September 26, 2018. Bids are due on Thursday, November 1, 2018. One addendum has been issued.
Request for Quotes (RFQ) #18-912-38	Exterior & Interior Repairs at 2001 Wagner Street at the Fischer Housing Community	Three (3) quotes was received in response to the solicitation. A Recommendation to Award, and Contract Agreement are in route for signature.
Request for Quotes (RFQ) #18-912-40	Return Air Duct & Grille Corrective & Replacement Work at the Florida Housing Community	The solicitation was issued on Thursday, October 18, 2018. Quotes are due on November 8, 2018. One addendum has been issued.
Request for Quotes (RFQ) #18-916-41	HANO Resident Youth Fall College Campus Tours – 2018	One (1) quote was received on Friday, October 5, 2018. A contract was awarded to the lowest, responsive and responsible bidder, College Campus Tours, LLC, in a total lump sum amount of \$17,564.00.

Grants and Resource Development

Sacred Heart Redevelopment Partnership

Collaborating with a dynamic group of public/private sector partners, HANO participated in the successful leveraging of resources to redevelop the former Sacred Heart Church, which was originally constructed in 1955 on St. Bernard Avenue in the 7th Ward. Celebrating its grand opening on October 18th, the new mixed-income, multi-family community called “Sacred Heart at St. Bernard” lies within the Faubourg Lafitte and Choice Neighborhoods footprint. The church was renovated into six rental units retaining many of the building’s historic features. Additionally, an adjacent four-story building was newly-constructed containing 47 residential rental units, laundry facilities, a fitness center, a public community room, and approximately 4,200 square feet of retail space. In total, the development will provide 53 one- and two-bedroom apartments (i.e., 44 affordable and nine market rate). The development team consisted of Columbia Residential and Providence Community Housing, with assistance from Urban Focus Louisiana and Vance Vaucresson. HANO dedicated Project Based Voucher subsidy for thirteen units coupled with financial commitments from the Louisiana Housing Corporation; the City of New Orleans HOME Program; Enterprise Community Partners; and Capital One Bank.

Jobs Plus Grant Update

In July 2018, HANO was awarded a \$2.3 million Jobs Plus grant from HUD to assist public housing residents of Bienville Basin and Faubourg Lafitte with attaining employment and achieving long-term financial stability. On September 24-27th, a four member HANO team attended the national Jobs Plus Conference held at HUD Headquarters in Washington, D.C. The conference provided an opportunity for housing authority grantees to learn various aspects of Job Plus program operations and to network with peers from around the country. The agenda included sharing of best practices and lessons learned across all four Jobs Plus cohorts – elements that were particularly insightful to HANO and other new grantees. Staff is currently working with HUD to prepare for program roll-out in January 2019.

Youth Fall College Tours

HANO is conducting its 2018 Fall College Tours for senior high school students living in public housing and Section 8 voucher-assisted housing. Highlights of the youth college tours, which are coordinated by HANO’s Client Services Department, include personal development seminars, college readiness, leadership, and life skills coaching. This fall’s 3-day, 2-night program will accommodate 40 students and three adult chaperones with motor-coach transportation and tours of seven Alabama/Georgia colleges, combined with visits to museums and selected historic sites along the route. Alabama campuses include Miles, Talladega, and Tuskegee; and Georgia

campuses include Morehouse, Spelman, Clark Atlanta, and Georgia Tech. There will also be a driving tour of Alabama State University. College tours are hosted by HANO on a semiannual basis during the spring and fall semesters.

Upcoming Events

Tricentennial Celebration and Unveiling of the Basin Street Banners

November 13, 2018 at 10:00am

Location: 393 Basin Street, New Orleans, LA 70112

Comments