



Housing Authority of New Orleans

Management Report

March 2019

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 3/1/2019 is \$74,557,680.57.

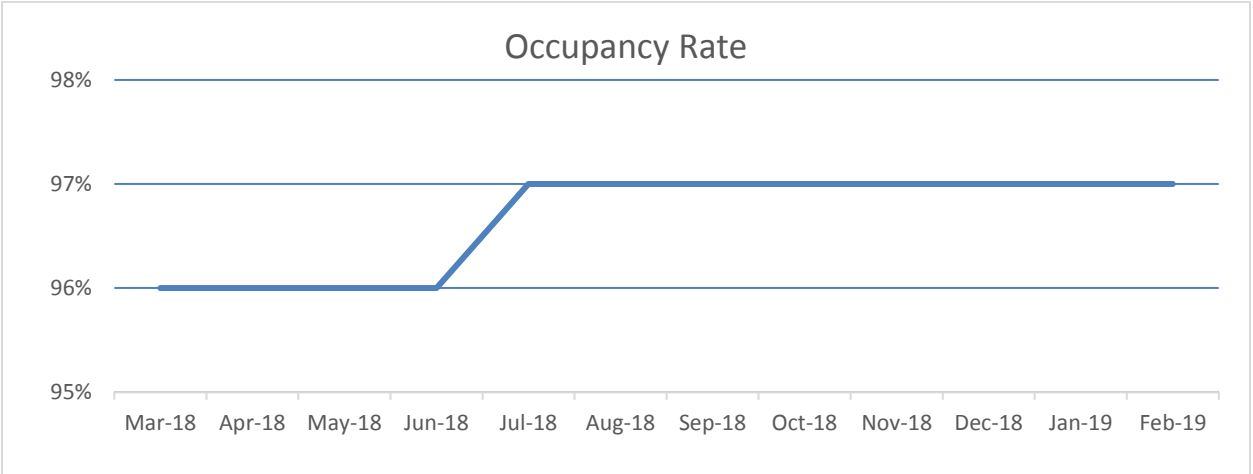
II. Budget vs Actual – January 2019

	YTD Actuals	YTD Budgets
HCVP - HAP	January 2019	January 2019
TOTAL REVENUE	\$ 52,574,688	\$ 52,675,996
TOTAL EXPENSES	\$ 53,113,961	\$ 52,675,996
VARIANCE	\$ (539,273)	\$ -
	YTD Actuals	YTD Budgets
HCVP - ADMIN	January 2019	January 2019
TOTAL REVENUE	\$ 4,310,594	\$ 3,835,008
TOTAL EXPENSES	\$ 3,601,135	\$ 3,685,982
VARIANCE	\$ 709,459	\$ 149,026
	YTD Actuals	YTD Budgets
Consolidated AMP's	January 2019	January 2019
TOTAL REVENUE	\$ 2,151,153	\$ 2,245,040
TOTAL EXPENSES	\$ 2,789,962	\$ 2,256,964
VARIANCE	\$ (638,809)	\$ (11,924)
	YTD Actuals	YTD Budgets
Consolidated COCC	January 2019	January 2019
TOTAL REVENUE	\$ 3,646,002	\$ 3,645,704
TOTAL EXPENSES	\$ 3,086,736	\$ 3,305,181
VARIANCE	\$ 559,266	\$ 340,523
Consolidated HANO	\$ 90,643	\$ 477,625

Asset Management

Public Housing Occupancy by Month

Month	Occupancy Rate
Oct-18	97%
Nov-18	97%
Dec-18	97%
Jan-19	97%
Feb-19	97%
Mar-19	
Apr-19	
May-19	
Jun-19	
Jul-19	
Aug-19	
Sep-19	
Oct-19	



Public Housing Unit Turnover

	Annual 9/17 - 8/18	9/18	10/18	11/18	12/18	1/19	2/19
Move-Ins	300	28	14	13	37	13	11
Move-Outs	203	5	15	14	14	12	9
Variance	97	23	(-1)	(-1)	23	1	2

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

	Annual 9/17 - 8/18	9/18	10/18	11/18	12/18	1/19	2/19
Move-Ins	225	21	10	9	24	13	11
Move-Outs	201	5	15	13	14	12	9
Variance	24	16	(-5)	(-4)	10	1	2

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

Housing Choice Voucher Program

HCVP Performance – Overall Analysis

Category	Score
Utilization Rate	98.90%
Recertification %	98.92%
Inspections %	96.16%
Vouchers “On the Street”	428

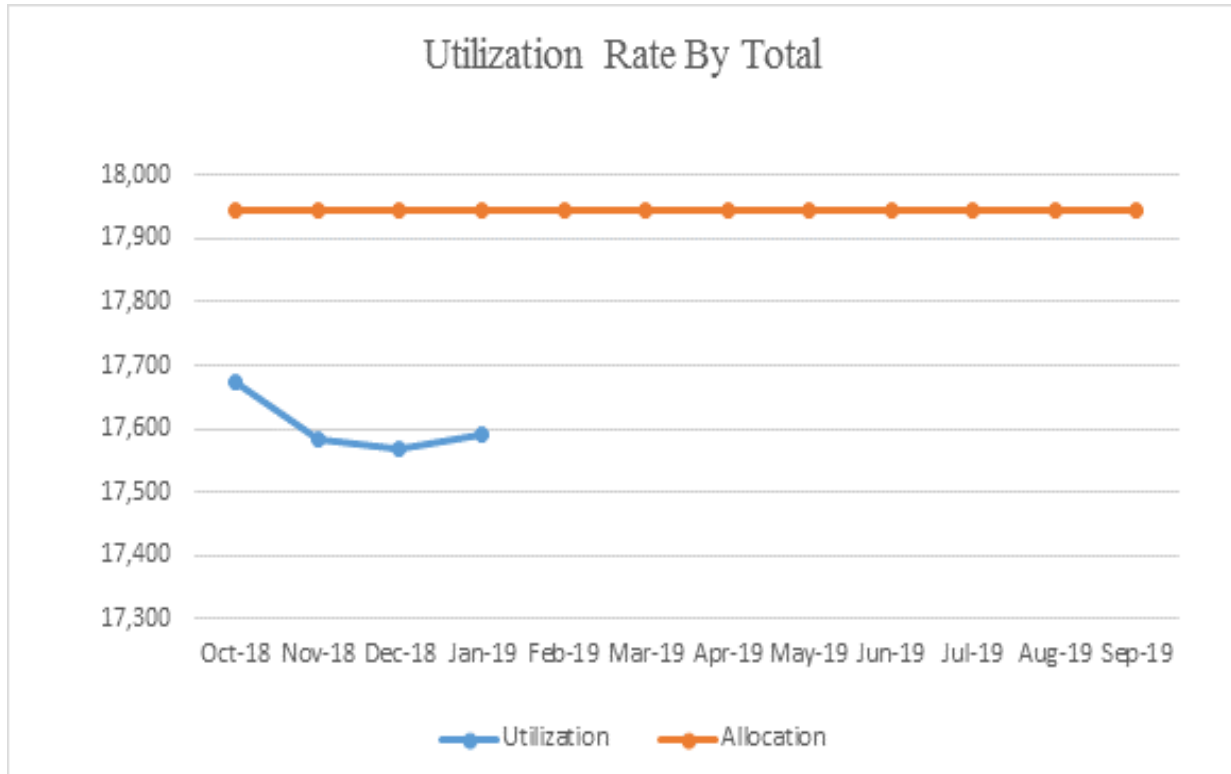
HCVP Utilization

Category	Total
SEMAP Utilization Vouchers	17,680
Non-Utilization Vouchers	251
Total Vouchers Managed	17,931

HCVP Utilization by Month

Month	Occupancy Rate
Oct-18	98.62%
Nov-18	98.13%
Dec-18	98.03%
Jan-19	98.02%
Feb-19	98.48% (Not Finalized: VMS Report as of 3/19/2019)
Mar-19	
Apr-19	
May-19	
Jun-19	
Jul-19	
Aug-19	
Sep-19	

(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 January 2019	
Housing Choice Voucher Program (HCVP)	17,382
Veterans Administration Supportive Housing (VASH)	298
Mainstream Vouchers (MS5)	22
Single Room Occupancy (SRO)	115
Total Housed all Rental Assistance Programs	17,817
Total Rental Assistance Paid all Programs	\$ 13,184,398.09

Development and Modernization (for work thru 3/15/19)

DEVELOPMENT

Iberville/Choice Neighborhoods Initiative (CNI)

Onsite

Phases 1-6 (626 total units; 247 replacement units) complete. Phase 7 (56 total units; 31 replacement units) under construction and is currently 99% complete. Leasing is expected to begin late March 2019.

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 unveiled the display depicting the history of the site in celebration of the City's Tricentennial in front of the Basin Street Building on November 13, 2018. The project is currently in the early design stages and is anticipated to begin construction in toward the end of 2019.

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 Phase 2 is 90% complete. 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 March 2019. The developer issued the bid for site preparation and remediation on January 18, 2019, and Bid Opening occurred on February 20, 2019. A contractor was selected and is now undergoing the due diligence process. The anticipated notice to proceed is scheduled for the end of March 2019.
- Infrastructure: The developer issued the bid for infrastructure work on January 16, 2019, and Bid Opening occurred on February 20, 2019. A contractor was selected and is now undergoing the due diligence process. The anticipated notice to proceed is scheduled for the end of March 2019.
- HANO has received and expects to sign the final version of a Cooperative Endeavor Agreement with the City of New Orleans to pay for the infrastructure work, by late March 2019.
- Vertical Construction: Design Development drawings are complete and were reviewed by the CPC BZA (City Planning Commission's Board of Zoning Adjustments) in December and approved in February 2019. A design-build contractor has been selected and an Early Start Agreement has been executed. Value Engineering is underway and test piles have

been driven on the site. **HANO has received the 100% complete construction drawings for review.**

- Financing: The Developer has selected an FHA Lender and is working through due diligence. Responses to the RFP for tax credit syndicators were received and a syndicator has been chosen. The project received an award of \$1,500,000 through a City of New Orleans NOFA. A PILOT was approved by the Industrial Development Board at its February Board Meeting. MBS submitted the HUD Development Proposal draft to HANO. The draft is expected to be submitted to HUD in March. The project is anticipating a financial closing in May 2019.

CNI Off-site

- 332 Off site replacement units complete
- 71 Off site replacement units are under construction:
 - St. Ann (59) – Financial closing occurred in December 2018 and construction is underway. St. Ann also received funds in the City of New Orleans NOFA.
 - St. Bernard Project (12) – Construction began in January 2019.
- 20 Off site replacement units in predevelopment:
 - Lafitte 2017 (20) - anticipated financial closing second quarter 2019
- 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. **Of the 6 HANO lots awarded to Home by Hand, 3 were part of the Agreement to Purchase and Sell executed by HANO and Home by Hand at the end of February.**

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. **The project is out for bid and prices are due back in early April 2019.** Financial partners continue to negotiate documents for a projected closing in **May 2019.**

Historic Building Rehab (Lafitte 2017)

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 summer of 2019.

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, has received a commitment from the grocery store and plans are being finalized to procure a contractor.

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 all 113 units that are available for occupancy have been leased. The remaining 42 units have not been released to the property manager because of the discovery of construction issues from the original contractor. HANO issued a **bid for repairs** on February 8, 2019 **and received pricing on March 19, 2019. The contract will be presented to the Board for approval at the March meeting.** 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 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. To date, 6 meetings have been conducted between September and January to solicit design input from a variety of stakeholders including neighborhood associations and the Historic District Landmarks Commission. The re-zoning application was submitted January 17, 2019. The zoning request **was** presented at the March 12 City Planning Commission meeting **and the commissioners voted 7-2 to back CPC staff's recommendations to support the proposal. The proposed zoning now heads to the New Orleans City Council for final consideration.** When zoning is approved, the developer will complete 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 declined to continue. Project Homecoming

merged with Jericho Road. HANO and CPC met in July 2018 to clarify density limits on several properties. HANO provided REO a draft Predevelopment Agreement for their review and comment. 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. Although the developer did not receive a 9% LIHTC allocation, he did receive funds from the City of New Orleans NOFA and will restructure the project financing.

RFQ 18-911-29 Vacant Scattered Sites

Proposals were submitted July 18, 2018. HANO is negotiating with the developers on potential projects. **LDG's proposals to develop vacant land at Christopher Park and Florida and Iris' proposal to development scattered sites in Wes Carrollton and Uptown were approved at the February Board meeting. Staff is in the process of finalizing development agreements and supporting the developers' efforts to obtain project financing.**

RFQ 18-911-48 for Development of Vacant Properties 2019

HANO received six (6) proposals on January 31, 2019. The proposals are in the process of review by HANO staff.

DEMOLITION/DISPOSITION

B.W. Cooper

Foundation demolition and soil remediation at the BW Cooper Phase II site is substantially complete and punch list work is complete. HANO has provided Final Acceptance and is processing the final payment to the contractor.

MODERNIZATION

Guste High Rise (385 units)

Mechanical Room Upgrades	\$400,000	Complete Q2 2018
Security Cameras	\$250,000	Engineer has been procured to complete the design; Bid expected to advertise Q2 2019
Fan Coil Units – Lobby	\$7,400.00	Substantially Complete Q1 2019
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)	\$69,000.	RFQ 18-912-31 project awarded; work 80% completed
HVAC Replacements	\$200,000	IFB 18-912-37 presented for board approval December 2018; board tabled the item pending a study to determine the appropriate size of the HVAC units. The contract to perform the study has been executed and the study will be completed toward the end of April.
Exterior Painting Phase 2	\$240,000	Procurement will follow HVAC replacement
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 has been compiled and an IFB is expected to be released in late March 2019
2001 Wagner – renovate kitchen	\$28,200.	RFQ 18-912-38 project awarded; Notice to Proceed was issued in 1/23/19.

Occupied Scattered Sites (85 units)

Westbank Renovations – 3 units	\$80,000	RFQ 18-912-24 complete December 2018
Uptown - repair fire damaged unit	\$45,000	RFQ 18-912-36 project awarded; work is 60% completed.

Florida

Repair return air ductwork	\$100,000	RFQ 18-912-40 bids were submitted 11/08/18; Notice to Proceed expected to be issued late March 2019.
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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 2/28/2019		Expenditure as of 2/28/2019	
Capital Fund Program (CFP)							
2015	4/12/2017	4/12/2019	\$10,997,903.00	\$10,997,903.00	100%	\$9,559,909.47	87%
2016	4/12/2018	4/12/2020	\$11,922,986.00	\$11,031,684.77	93%	\$8,011,781.20	67%
2017	8/15/2019	8/15/2021	\$12,968,213.00	\$6,613,654.16	51%	\$5,961,516.69	46%
2018	5/28/2020	5/28/2022	\$18,140,528.00	\$3,397,457.00	19%	\$0.00	0%
Totals			\$54,029,630.00	\$32,040,698.93	59%	\$23,533,207.36	44%

Procurement and 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 to develop various properties is currently underway.
Request for Qualifications (RFQ) #18-911-19	Development of Scattered Site Properties	Board of Commissioners authorized the Executive Director to enter into negotiations with MACO Development Co., LLC on development agreements for the redevelopment of five properties. Prior to execution, HANO's Board of Commissioners must provide a final approval of the Master Development Agreement (MDA) (refer to Board Resolution #2018-11).
Request for Qualifications (RFQ) #18-911-29	Development of Vacant Properties	Board of Commissioners authorized the Executive Director to execute any and all documents necessary to effectuate an Option to Lease and a Development Agreement with LDG Multifamily, LLC; and IRIS Development, LLC to develop specific properties. Board of Commissioners authorized the Executive Director to effectuate the exchange of HANO Property, 2427 Ursuline Ave., for Odyssey House Property, located at 1120 Piety Street.

		Negotiations to enter into a Master Development Agreement (MDA) with the three (3) remaining Development Entities is still underway.
Request for Proposals (RFP) #18-914-33	Housing Quality Standards (HQS) Inspections Services	Six (6) proposals were received on 9/11/2018. The Evaluation Committee convened on 9/27/2018 to commence with Stage I Evaluations. Three (3) firms were shortlisted. Negotiations were conducted with the highest ranked respondent. Contract award is pending Board approval.
Request for Quotes (RFQ) #18-912-40	Return Air Duct & Grille Corrective & Replacement Work at the Florida Housing Community	On 11/8/2018, one (1) quote was submitted by A/C Man, LLC, in the amount of \$109,844.82. Pre-Construction Conference was held on February 19, 2019. Awaiting Bonds and Insurance documents prior to execution of a Notice to Proceed.
Request for Proposals (RFP) #18-913-44	Laundry Equipment Rental and Services at the Guste High Rise	On 12/21/2018, two (2) proposals were received in response to the solicitation. An evaluation committee convened on 1/16/2019 to commence with Stage I Evaluations to review and score the proposals. Based on the scores from Stage I Evaluations, contract negotiations are underway with the Highest ranked Respondent.
Request for Proposals (RFP) #19-911-01	Investigation of Fire Rated Separations of Walls and Ceilings in Units at the Guste III Housing Community Group 5 & 6	On Friday, January 25, 2019, an RFP was distributed to eight (8) contractors. On Tuesday, February 5, 2019, one (1) proposal was received. On Friday, February 8, 2019, the Evaluation Committee convened to review and score the proposal. On March 4, 2019, a contract was awarded to PSI, Inc. in the amount of \$6,750.00 to provide the requested services.
Invitation for Bids (IFB) #19-912-02	Corrective and Restoration Work to Vertical and Horizontal Fire Rated Separations	The solicitation was advertised in the Times Picayune on Friday, February 8, 2019. A pre-bid conference was held on

	in Units at the Guste III Housing Development Group 5 – 6 (RE-BID)	<p>Thursday, February, 21, 2019, whereby seven (7) contractors were in attendance.</p> <p>On February 28, 2019, Addendum No. 1 was issued extending the bid due date to March 14, 2019, granting additional site visits, and responding to questions asked during the pre-bid conference.</p> <p>On March 11, 2019, Addendum No. 2 was issued extending the bid due date from March 14, 2019 to March 19, 2019.</p> <p>On March 14, 2019, Addendum No. 3 was issued responding to additional questions asked.</p> <p>On Tuesday, March 19, 2019, four (4) bids were received in response to the Invitation for Bids. White Star Commercial, Inc. was the apparent low bidder submitting a base bid amount of \$730,832.00, and Add Alternate #1 in the amount of \$112,876.00 (if accepted).</p>
Request for Quotes (RFQ) #19-913-04	On Call Agency Wide Pest Control Services	<p>On Monday, February 18, 2019, an RFQ was distributed to seven (7) contractors, and posted on HANO's website.</p> <p>On Friday, March 1, 2019, Addendum No. 1 was issued extending the due date to Wednesday, March 13, 2019.</p> <p>On Tuesday, March 12, 2019, Addendum No. 2 was issued to extend the due date.</p> <p>On Tuesday, March 19, 2019, Addendum No. 3 was issued responding to additional questions received.</p> <p>Quotes are due Friday, March 22, 2019.</p>
Request for Proposals (RFP) #19-901-05	Executive Search Services	<p>On Tuesday, February 19, 2019, an RFP was distributed to five (5) contractors, and posted on HANO's website.</p>

		<p>On Wednesday, March 6, 2019, four (4) proposals were received in response to the solicitation.</p> <p>An Evaluation Committee convened on Tuesday, March 12, 2019 to review and score the proposals. Upon conclusion of the meeting, the committee recommended a contract award to Gans, Gans & Associates, at contracted hourly rates, in an amount not to exceed \$32,150.00 to provide the requested services. On March 19, 2019, the contract was fully executed.</p>
Request for Quotes (RFQ) #19-914-06	Print and Mail Flyer for Section 8- Housing Choice Voucher Program Participant Community Meetings	On Tuesday, March 12, 2019, an RFQ was distributed to three (3) printing contractors. Quotes were due no later than 5:00 p.m. on the same day. One (1) quote was received in response to the solicitation. A purchase order was generated and issued to The Printer's Wholesale Group in the amount of \$8,680.89 to perform the requested services.
Request for Proposals (RFQ) #19-912-07	Phase I and Phase II Cultural Resources Surveys and Archaeological Testing Services at Iberville Scattered Sites	On Tuesday, March 19, 2019, an RFP was prepared and distributed to eight (8) contractors, and posted on HANO's website. Proposals are due on Tuesday, April 2, 2019.

Upcoming Events

Housing Choice Voucher Program Participant Community Meetings

Date: Wednesday, March 27, 2019

Location: Treme Recreation Center
900 N. Villere St. 70116

Time: 6:00p.m. – 8:00p.m.

Date: Wednesday, April 3, 2019

Location: Sanchez Multi-Purpose Center
1616 Caffin Ave. 70117

Time: 6:00p.m. – 8:00p.m.

Date: Wednesday, April 10, 2019
Location: Joe Brown Park Center
5601 Read Blvd. 70127
Time: 6:00p.m. – 8:00p.m.

Date: Wednesday, April 17, 2019
Location: Alice Harte Elementary Charter School
4422 General Meyer Ave. 70131
Time: 6:00p.m. – 8:00p.m.

Date: Wednesday, April 24, 2019
Location: Lakeview Christian Center
5885 Fleur de Lis Dr. 70124
Time: 6:00p.m. – 8:00p.m.

Date: Wednesday, May 1, 2019
Location: John F. Kennedy High School
6026 Paris Ave. 70122
Time: 6:00p.m. – 8:00p.m.

Date: Wednesday, May 8, 2019
Location: Abundance of Desire Community Center
3600 Desire Pkwy. 70126
Time: 6:00p.m. – 8:00p.m.

Date: Wednesday, May 15, 2019
Location: Sophie B. Wright Charter School
1426 Napoleon Ave. 70115
Time: 6:00p.m. – 8:00p.m.

Date: Wednesday, May 22, 2019
Location: St. Bernard Recreation Center
1500 Lafreniere St. 70122
Time: 6:00p.m. – 8:00p.m.

Date: Wednesday, June 19, 2019
Location: Dryades YMCA/Singleton Charter School
2220 Oretha Castle Haley Blvd. 70113
Time: 6:00p.m. – 8:00p.m.

Date: Wednesday, June 22, 2019
Location: Dryades YMCA/Singleton Charter School
2220 Oretha Castle Haley Blvd. 70113
Time: 6:00p.m. – 8:00p