



**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS**

**CHAIRMAN DWAYNE G. BERNAL
VICE CHAIRMAN ALICE RIENER
COMMISSIONER TONI HACKETT ANTRUM
COMMISSIONER GLEN M. PILIE
COMMISSIONER VONDA RICE**

AGENDA

**REGULAR MEETING
HELD IN HELEN W. LANG MEMORIAL BOARDROOM
4100 TOURO STREET, NEW ORLEANS, LA 70122**

ON TUESDAY, DECEMBER 16, 2014 at 9:00 A.M.

- I. STATEMENT BY GENERAL COUNSEL**
- II. CALL TO ORDER**
- III. ROLL CALL**
- IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON OCTOBER 28, 2014**
- V. EXECUTIVE DIRECTOR'S REPORT**
- VI. COMMITTEE REPORT(S)**
 - 1. Finance & Audit Committee Report**
 - 2. Development Committee Report**
 - 3. Adoption of Amendments to Board of Commissioners By-Laws**
- VII. ITEMS FOR APPROVAL**

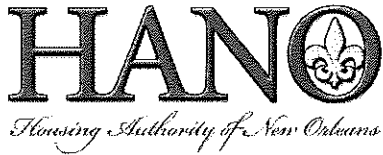
AUTHORIZATION(S)

Resolution #2014-36 - Award of Contract – BW Cooper Phase 2 Demolition

Resolution #2014-37 - Iberville Phase III Closing Authorization

Resolution #2014-38 - Agreement with the City of New Orleans for the transfer of Public Safety and Enhancement Funds (PSE)

- VIII. DISCUSSION**
- IX. PUBLIC COMMENT**
- X. ADJOURNMENT**



SECTION 3 MWBE CERTIFICATION

Date: December 12, 2014

From: Larry Barabino, Jr. Section 3 MWBE Program Coordinator

Re: Invitation for Bids #14-912-38 - B.W. Cooper Phase II Demolition

After reviewing the submitted Section 3 Employment, Training and Contracting Plans, Contracting Schedule and Letters of Intent – Subcontractor Commitment Forms, I find Southern Site Development, LLC plans in line with HANO's Employment Training and Contracting Policy.



HOUSING AUTHORITY OF NEW ORLEANS

SECTION 3 EMPLOYMENT ACTION PLAN

(Note: FINAL PLAN WILL BE INCORPORATED INTO CONTRACT, IF AWARDED.)

Provide a written Plan describing the process and steps that will be taken to ensure that the requirements relative to the hiring of Section 3 residents will be met. Include in the description what specific actions will be taken to ensure that subcontractors comply with the requirements. The description must outline specific steps to be taken and detail the program or strategy to be employed to achieve the requirements. For construction and related contracts where the General Contractor is unknown at the bid/proposal stage, Respondent must outline a process for meeting the stated requirements and commit to providing a detailed job projection within 30 days of contract execution. Complete attached Employment and Training Schedule outlining job projections by category and anticipated timeline.

SSD intends to comply with HANO's Section 3 employment requirements by seeking and following HANO's directions and recommendations, and we are certain that we will meet or exceed HANO's requirement that 30% of all workers hired for this project will be certified Section 3 residents.

Some or all of the following methods will be utilized to locate appropriate Section 3 candidates:

- Notices will be prominently placed and applications made available at the job site;
- We will contact HANO, HANO Resident Councils, Resident Management Corporations and residents;
- We will contact HANO for their list of agencies that may be able to provide assistance regarding opportunities for training that can be utilized;
- We will contact local job training centers, employment service agencies, and community organizations;
- We will develop on-the-job training opportunities to participate in job training programs;
- We will develop or participate in certified Pre-Apprenticeship/Apprenticeship Training Programs for construction and demolition-related trades; and in the event we still need to locate applicants;
- We will advertise in the local media and keep an ongoing list of residents who apply on their own or by referral;
- We will report all job openings in connection with this project at crescentcityjobmatch.com and require that all of our subcontractors do the same;
- All new hires will go through the on-site hiring process with the Section 3 Coordinator;
- We will closely monitor our own compliance to HANO's policies as well as our subcontractors' compliance and make adjustments when and where they are needed, and we will seek out and meet with HANO whenever necessary to maintain compliance.

NOTE: This plan shall incorporate actions to be taken by the bidder's/officer's proposed subcontractors/suppliers.

Name: Barry Roberts  Title: Senior Vice President Date: 10/30/2014

Southern Site Development, LLC



HOUSING AUTHORITY OF NEW ORLEANS

SECTION 3 TRAINING ACTION PLAN

(Note: FINAL PLAN WILL BE INCORPORATED INTO CONTRACT, IF AWARDED.)

Provide a written Plan describing the process and steps that will be taken to ensure that the requirements relative to pre-apprenticeship training, apprenticeship training, paid and unpaid internships of Section 3 residents will be met. Include in the description what types of internships, trainings, trades and the specific actions that will be taken to ensure that subcontractors comply with the requirements. The description must outline specific steps to be taken and detail the program or strategy to be employed to achieve the requirements. For construction and related contracts where the General Contractor or subcontractors are unknown at the bid/proposal stage, Respondent must outline a process for meeting the stated requirements and commit to providing a detailed job projection within 30 days of contract execution. Complete attached Employment and Training Schedule outlining job projections by category, internships, pre-apprenticeship trainings, apprenticeship trainings and anticipated timeline

Based on the size of the award and the scope of work, we anticipate being able to offer training in the form of a certified apprenticeship and/or pre-apprenticeship to five (5) Section 3 Residents, as defined by HANO.

These designated trainees will be offered OSHA 8 Hour Safety Certification as well as Certified First Aid and CPR. In addition, they will receive apprenticeship experience in traditional demolition means and methods. One of these trainees will receive training in equipment operation, including but not limited to "bobcats" and skid steer loaders.

Our Section 3 Employment and Training Schedule is attached, and we welcome HANO's advice, guidance, and participation in the planning and execution of these contracting, hiring and training goals.

NOTE: This plan shall incorporate the actions to be taken by the bidder's/offeror's proposed subcontractors/suppliers.

Name: Barry Roberts  Title: Senior Vice President Date: October 30, 2014



HOUSING AUTHORITY OF NEW ORLEANS

CONTRACTING ACTION PLAN FOR SECTION 3/DBE/WBE

(FINAL PLAN WILL BE INCORPORATED INTO CONTRACT, IF AWARDED,)

Provide a written Plan describing the process and steps that will be taken to ensure that the requirements relative to contracting with Section 3 businesses, Minority and Women Business Enterprises will be met. Include in the description what specific actions will be taken to ensure that subcontractors comply with the requirements. The description must outline specific steps to be taken and detail the program or strategy to be employed to achieve the requirements. Provide an outline of the specific contracts that will be awarded to Section 3/DBE/WBE businesses, if known. Use additional sheets of paper, if necessary.

Southern Site Development, LLC ("SSD") intends to comply with HANO's Section 3/DBE/WBE contract requirements by following HANO's direction and recommendations. Utilizing HANO's "Certified Subcontractors" spreadsheet in addition to our previously existing relationships with Demo Diva and Baker Ready Mix, it is SSD's intention to exceed the Section 3/DBE/WBE requirements for the D.W. Cooper Phase II Demolition. Some of the specific contracts that can be available to Section 3/DBE/WBE subcontractors include, but are not limited to erosion control, asbestos abatement, debris hauling, and utility shut-off and removal.

Some of the specific means and methods by which SSD intends to satisfy or exceed the Section 3/DBE/WBE Contracting requirements of the Cooper Demolition Contract include:

- We will contact DBE/WBE/Section 3 companies in HANO's directory;
- We will prominently place a notice of commitment relative to DBE/WBE contracting at the project site and other appropriate places, including posting the notice on our web-site;
- We will contact HANO for additional certified firms;
- We will contact other organizations that might be helpful in identifying DBE/WBE/Section 3 subcontractors; and
- We will advertise in the local media if we're unable to satisfy the requirements by the above-listed actions.

It is very likely that we will utilize multiple debris hauling companies on this project. As debris hauling is always a large portion of any demolition project, we are hopeful that using this type of work will make it possible to meet or exceed our DBE/WBE/Section 3 subcontracting goals and providing work for multiple Section 3/DBE/WBE companies.

Any subcontractor of ours that fails to meet these requirements will contribute 2% of their total contract amount to HANO's Section 3 Training Fund.

NOTE: This plan shall incorporate actions to be taken by the bidder's/officer's proposed subcontractors/suppliers.

Name: Barry Roberts Title: Senior Vice President Date: October 30, 2014

Southern Site Development, LLC



HOUSING AUTHORITY OF NEW ORLEANS

LIST OF CORE EMPLOYEES

CONTRACT EXECUTION DATE: TBD

List all regular, permanent employees who are currently performing work, or who normally perform work for your company when work is available. Duplicate form if additional space is needed.

EMPLOYEE NAME/ADDRESS	DATE OF HIRE	JOB CLASSIFICATION
<i>Example</i> John Doe 1615 Mockingbird Lane City, State	10/10/00	Plumber
Michael E. Gorman 117 Estates at the Lake Dr., Canton GA	04/18/07	Management, Owner
Gregory Gorman 1961 Defoor Ave, Atlanta, GA	04/18/07	Management
Barry Roberts 1531 Spalding Dr., Atlanta, GA	06/01/12	Management
Sharon Barnhart 2933 Redding Rd., Atlanta, GA	06/01/12	Administrative
Fred Maddox* 3672 Tervis Ct., Rex, GA	06/01/12	Supervisor, Equipment Operator
Les Powell* 1230 Palm Ridge Chase, Canton, GA	10/1/12	Supervisor, Equipment Operator
Johnny Webb* 5585 Morning Creek Circle, College Pk, GA	08/28/12	Equipment Operator, Labor
George Nichici* 1445 Hwy 138, Monroe, GA	06/04/13	Supervisor / Equipment Operator
Mario Spencer* 4418 Favored Way, Union City, GA	05/09/11	Equipment Operator -
Chris Carero* 1671 Redding Way	05/09/11	Carpenter, Labor
Phil Zak* 817 Lancelet Loop, Clayton, GA	06/04/12	Supervisor, Equipment Operator

Core Employee: Contractor's regular, permanent employee who normally performs work for the contractor when work is available.

Name: Barry Roberts  Title: Senior Vice President Date: October 30, 2014

*Employees from shared employee pool with sister company, ADS Trinity, LLC - only some of these employees will be on this project.



HOUSING AUTHORITY OF NEW ORLEANS

STATEMENT OF UNDERSTANDING

IFB NO. 14-912-38

Under penalties of perjury, as prescribed in 18 U.S.C. 1001, the undersigned certifies that it:

- Has prepared and submitted its bid/proposal to HANO with a full understanding of HANO's requirements with respect to employment, training, and contracting with Section 3 residents, Section 3 business concerns, Disadvantaged Business Enterprises (DBEs), and Women Business Enterprises (WBEs); and
Agrees to act in good faith to ensure that the specified requirements relative to employment, training, and contracting are met; and
The representations contained in the Section 3 Employment and Training Action Plan submitted with the bid/proposal are true and correct as of this date; and
Proposes to use the services of the Section 3 business concerns, DBEs, and WBEs listed in the Contracting Action Plan; and
Will not alter the level of employment, training, and contracting with Section 3 residents, Section 3 business concerns, DBEs, and WBEs identified in the Section 3 Employment and Training Schedule and in the Contracting Schedule without prior written notice to HANO; and
Agrees to provide regular compliance reports to HANO, at the intervals specified by HANO and in the format specified by HANO; and
Will monitor, ensure, and report subcontractor compliance with respect to HANO's employment and contracting requirements;
Will provide HANO with documentation in the format and timeframe requested by HANO, such as subcontractor certifications, employee income verifications, etc. to confirm eligibility of those employees, trainees, subcontractors claiming Section 3, DBE, and/or WBE status.

Southern Site Development, LLC

Bidder's/Officer's Name

By: [Signature]
Signature

Barry Roberts

Printed or Typed Name

Title: Senior Vice-President

Date: October 30, 2014

If a corporate seal is not affixed, this document must be notarized.

Subscribed and sworn to

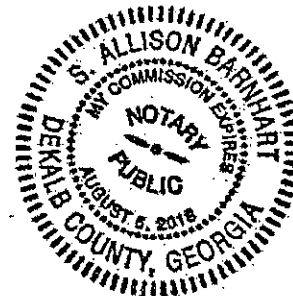
(Notary Public)

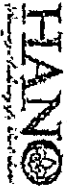
before me this 30th day of October, 2014

My Commission expires: 05/08/2018

Date Executed: October 30, 2014

[Signature]



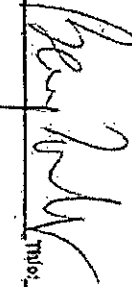


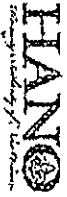
HOUSING AUTHORITY OF NEW ORLEANS
SECTION 3 EMPLOYMENT AND TRAINING SCHEDULE

FEB NO. 14-912-38

Employment and Training Schedules that do not reflect a level of participation that meets or exceeds the stated requirements may cause the bid to be deemed non-responsive. Duplicate form if additional space is needed. The Section 3 requirements set forth in this policy are

Job Category	Total Estimated Personnel Needed for Contract	Total Estimated Number of Workhours Needed for Contract	Total Number of Positions Covered by Employees	Total Estimated Number of Workhours to be Performed by Current Contract Employees	Total Estimated Number of Workhours to be Performed by Residents	Let Types of Pro-Apprenticeship and Training Be Provided to Section 3 Employees AND Residents	Number of "On The Job Training" Positions Available to Section 3 Residents	Let The Items Of The Testing Program Provided	What Type of Certification Will Be Provided At The Completion of Training
Administrative	1	400 hours	1	400 hours	0	Not applicable ("N/A")	0	N/A	N/A
Supervisor	2	900 hours	2	900 hours	0	N/A	0	N/A	N/A
Operator	5	2,250	4	1,800 hours	450	OSHA, Operator	1	GLP Systems	OSHA
Labor	5	2,250	1	450	1,800	OSHA Safety	4	GLP Systems	OSHA

Name: Barry Roberts  Title: Senior Vice President Date: October 30, 2014



HOUSING AUTHORITY OF NEW ORLEANS
CONTRACTING SCHEDULE

Contracting Schedules that do not reflect a level of participation that meets or exceeds the stated requirements may cause the bid to be deemed non-responsive. Section 3, DBE, and WBE firms not certified by HANO shall not be included on this schedule and shall not be counted towards the participation requirements. Duplicate form if additional space is needed.

ITEM #	DESCRIPTION OF WORK TO BE PERFORMED	NAME AND ADDRESS OF COMPANY TO BE USED TO PERFORM THE WORK	TYPE OF WORK TO BE PERFORMED		TOTAL ESTIMATED AMOUNT OF WORK TO BE PERFORMED		
			LABOR	MATERIALS	SECTION 3	DBE	WBE
EXAMPLE	PAINTING	John Doe Resident General Painter, Inc. New Orleans, LA		X	\$50,000		
1.	Demolition	Demo Diva Demolition Baker Ready Mix		X			\$80,000
2.	Construction Management			X	\$159,000		
3.	Hauling	Futurum Enterprises		X		\$79,500	
4.	Hauling	Emerga Solutions		X		\$79,500	
5.	Abatement Construction & Service Contracting	Asbestos Abatement		X		\$159,000	
6.							
7.							

Summary:

- 1) Total Amount to be Awarded to Section 3 Business Concern: \$ 160,000 Percentage of Total Contract Amount: 10 %
- 2) Total Amount to be Awarded to DBE: \$ 320,000 Percentage of Total Contract Amount: 20 %
- 2) Total Amount to be Awarded to WBE: \$ 80,000 Percentage of Total Contract Amount: 5 %

Name: Barry Roberts Title: Senior Vice President Date: November 5, 2014

*Additional Section 3 Contractor TBD - Baker Ready Mix will assist with finalizing and managing Section 3 Contracting as part of their Construction Management services.



HOUSING AUTHORITY OF NEW ORLEANS

LETTER OF INTENT – Subcontractor Commitment Form

To: Southern Site Development, LLC IFB# 14-912-38
Name of Prime Contractor

The undersigned will enter into a signed agreement with the Prime Contractor listed above. Copies of agreements including, but not limited to, joint ventures, subcontracts, supplier agreements or purchase orders referencing the IFB, RFP, RFQ, or Purchase Order Numbers shall be forwarded to HANO at

Housing Authority of New Orleans
4100 Touro Street
New Orleans, Louisiana 70122
ATTN: Section 3/DBE/WBE Coordinator

Name of Subcontractor Fulcrum Enterprises
Description of Work to Be Performed by Subcontractor Hauling
Contract Value (Inclusive of change orders) To be determined via signed contract upon prime contract award
Term of Contract (Include start and end dates) To be determined via signed contract upon prime contract award
Subcontractor Status (Section 3: DBE, WBE) DBE, WBE

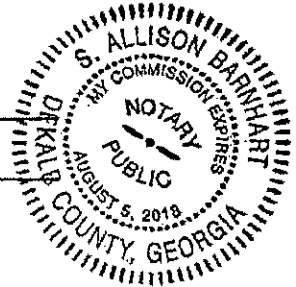
By: [Signature]
Prime Contractor Signature

Barry Roberts
Printed or Typed Name
Title: Senior Vice President
Date: December 9, 2014

If a corporate seal is not affixed, this document must be notarized. Provide Letter of Intent on Company Letterhead.

Subscribed and sworn to before me [Signature] (Notary Public Seal)

This 9th Day of December, 2014
My Commission Expires: 08/05/2018
Date Executed: 12/9/2014





HOUSING AUTHORITY OF NEW ORLEANS

LETTER OF INTENT – Subcontractor Commitment Form

To: Southern Site Development, LLC IFB# 14-912-38
Name of Prime Contractor

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Housing Authority of New Orleans
4100 Touro Street
New Orleans, Louisiana 70122
ATTN: Section 3/DBE/WBE Coordinator

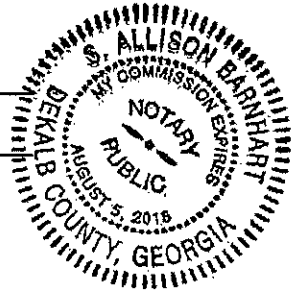
Name of Subcontractor Emerge Solutions
Description of Work to Be Performed by Subcontractor Hauling
Contract Value (Inclusive of change orders) To be determined via signed contract upon prime contract award
Term of Contract (Include start and end dates) To be determined via signed contract upon prime contract award
Subcontractor Status (Section 3, DBE, WBE) DBE, WBE

By [Signature]
Prime Contractor Signature

Barry Roberts
Printed or Typed Name
Title: Senior Vice President
Date: December 9, 2014

If a corporate seal is not affixed, this document must be notarized. Provide Letter of Intent on Company Letterhead.

Subscribed and sworn to before me [Signature] (Notary Public Seal)
This 9th Day of December, 2014
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HOUSING AUTHORITY OF NEW ORLEANS

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Housing Authority of New Orleans
4100 Touro Street
New Orleans, Louisiana 70122
ATTN: Section 3/DBE/WBE Coordinator

Name of Subcontractor Demo Diva Demolition
Description of Work to Be Performed by Subcontractor Demolition, dumpsters, hauling
Contract Value (Inclusive of change orders) To be determined via signed contract upon prime contract award
Term of Contract (Include start and end dates) To be determined via signed contract upon prime contract award
Subcontractor Status (Section 3, DBE, WBE) DBE, WBE

By [Signature]
Prime Contractor Signature

Barry Roberts
Printed or Typed Name
Title: Senior Vice President
Date: December 9, 2014

If a corporate seal is not affixed, this document must be notarized. Provide Letter of Intent on Company Letterhead.

Subscribed and sworn to before me [Signature] (Notary Public Seal)
This 9th Day of December, 2014
My Commission Expires: 08/05/2018
Date Executed: 12/9/2014





HOUSING AUTHORITY OF NEW ORLEANS

LETTER OF INTENT – Subcontractor Commitment Form

To: Southern Site Development, LLC
Name of Prime Contractor

IFB# 14-912-38

The undersigned will enter into a signed agreement with the Prime Contractor listed above. Copies of agreements including, but not limited to, joint ventures, subcontracts, supplier agreements or purchase orders referencing the IFB, RFP, RFQ, or Purchase Order Numbers shall be forwarded to HANO at

Housing Authority of New Orleans
4100 Touro Street
New Orleans, Louisiana 70122
ATTN: Section 3/DBE/WBE Coordinator

Name of Subcontractor Baker Ready Mix
Description of Work to Be Performed by Subcontractor Construction Management, Consulting
Contract Value (Inclusive of change orders) To be determined via signed contract upon prime contract award
Term of Contract (Include start and end dates) To be determined via signed contract upon prime contract award
Subcontractor Status (Section 3, DBE, WBE) DBE, Section 3

By [Signature]
Prime Contractor Signature

Barry Roberts
Printed or Typed Name
Title: Senior Vice President
Date: Revised December 9, 2014

If a corporate seal is not affixed, this document must be notarized. Provide Letter of Intent on Company Letterhead.

Subscribed and sworn to before me [Signature] (Notary Public Seal)
This 9th Day of December, 2014
My Commission Expires: 08/05/2018
Date Executed: 12/9/2014





HOUSING AUTHORITY OF NEW ORLEANS

LETTER OF INTENT – Subcontractor Commitment Form

To: Southern Site Development, LLC IFB# 14-912-38
Name of Prime Contractor

The undersigned will enter into a signed agreement with the Prime Contractor listed above. Copies of agreements including, but not limited to, joint ventures, subcontracts, supplier agreements or purchase orders referencing the IFB, RFP, RFQ, or Purchase Order Numbers shall be forwarded to HANO at

Housing Authority of New Orleans
4100 Touro Street
New Orleans, Louisiana 70122
ATTN: Section 3/DBE/WBE Coordinator

Name of Subcontractor Abatement Construction & Service Contracting, Inc.
Description of Work to Be Performed by Subcontractor Asbestos Abatement
Contract Value (Inclusive of change orders) To be determined via signed contract upon prime contract award
Term of Contract (Include start and end dates) To be determined via signed contract upon prime contract award
Subcontractor Status (Section 3, DBE, WBE) DBE, WBE

By *Barry Roberts*
Prime Contractor Signature

Barry Roberts
Printed or Typed Name
Title: Senior Vice President
Date: December 9, 2014

If a corporate seal is not affixed, this document must be notarized. Provide Letter of Intent on Company Letterhead.

Subscribed and sworn to before me *Allison Barnhart* (Notary Public Seal)
This 9th Day of December 2014
My Commission Expires: 08/05/2018
Date Executed: 12/9/2014





December 12, 2014

MEMORANDUM

**To: Dwayne G. Bernal
Chairman, Board of Commissioners**

**Through: Gregg Fortner
Executive Director**

**From: Jennifer Adams
Acting Director, Development and Modernization**

Re: Iberville Phase III Closing Authorization

The Housing Authority of New Orleans (HANO) procured the Iberville Revitalization Company LLC (IRC) to be the Master Developer for the Choice Neighborhoods Initiative (CNI) to redevelop the Iberville site. The redevelopment will include 821 public housing or project-based voucher replacement housing units on site and in the surrounding neighborhood. Iberville Onsite Phase III, which consists of a portion of two blocks, will provide 105 units, including 42 replacement units. Of the replacement units, 36 will be public housing and 6 will be Permanent Supportive Housing project-based voucher units administered by the Louisiana Housing Corporation.

The Iberville Onsite Phase III project was awarded an allocation of Low Income Housing Tax Credits (LIHTCs) with a placed-in-service deadline of December 31, 2016. The financial closing is scheduled to occur in December 2014 to maintain the schedule for providing replacement housing units and to meet the placed-in-service deadline.

The total permanent budget is \$31,691,576. The Developer, On Iberville Phase III, LLC, has requested permanent financing from HANO in the amount of \$13,671,241. The loan is payable from cash flow with a 1% interest rate. The loan includes the following HANO sources and uses:

AMOUNT	SOURCE	USE
\$4,200,000	CNI	construction
\$6,691,778	RHF	construction
\$674,295	RHF	predevelopment soft costs
\$1,500,000	program income	construction
\$605,168	sellers note	acquisition

The remaining sources of permanent financing are:

LIHTC Equity	\$9,999,000
Federal Historic Tax Credit Equity	\$950,935
State Historic Tax Credit Proceeds	\$970,400
Louisiana Housing Corp CDBG Loan	\$1,000,000
First Mortgage	\$5,100,000

CERTIFICATIONS

Finance

The Chief Financial Officer has certified that the funds are available to complete the project from Choice Neighborhood Initiative funds, Replacement Housing Factor Funds, and Program Income.

It is requested that the Board of Commissioners authorize the Executive Director to perform the following actions necessary to complete the financial closing for the Iberville Phase III mixed-finance redevelopment project:

1. Execute any and all documents on behalf of HANO necessary to complete the financial closing for Iberville Phase III mixed-finance redevelopment project.
2. Execute any other documents necessary to provide operating subsidy for up to thirty-six (36) public housing units and to obtain any and all necessary U.S. Department of Housing and Urban Development (HUD) approvals related thereto.

Execute any and all documents necessary to provide On Iberville Phase III, LLC loan funds in an amount not to exceed \$13,700,000.00 towards the cost of construction, rehabilitation, and development of the Iberville Phase III redevelopment project.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
DECEMBER 12, 2014**

RESOLUTION NO. 2014-37

WHEREAS, the Housing Authority of New Orleans (HANO), is a public housing agency as defined in the United States Housing Act of 1937, and is responsible for planning, financing, constructing, maintaining and managing public housing developments in New Orleans, Louisiana; and

WHEREAS, HANO and the Iberville Revitalization Company, LLC (IRC), the Master Developer for the Choice Neighborhoods Initiative (CNI), have executed the Iberville/Treme Choice Neighborhoods Initiative Implementation Agreement (“Implementation Agreement”), which serves as the Master Development Agreement for all components of the CNI Transformation Plan, and which establishes the guiding principles, overarching business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI; and

WHEREAS, the IRC seeks to redevelop Iberville Onsite Phase III, which consists of a portion of two blocks, with its Developer Affiliate, On Iberville Phase III, LLC, to provide one hundred five (105) units including forty-two (42) replacement units, including 36 public housing units and 6 Permanent Supportive Housing project-based voucher units administered by the Louisiana Housing Corporation; and

WHEREAS, the Iberville Onsite Phase III project received an award of Low Income Housing Tax Credits with a placed in service deadline of December 31, 2016; and

WHEREAS, the Master Developer has requested that HANO provide permanent financing in an amount not to exceed \$13,700,000.00; and

WHEREAS, HANO and the U.S. Department of Housing and Urban Development (HUD) entered into Annual Contributions Contract No. FW-1190, dated December 2, 1996 (the “ACC Contract”), pursuant to which HANO agreed to develop and operate certain low-rent housing, and HUD agreed to maintain the low rent character of such housing; and

WHEREAS, HANO, with the approval of HUD, desires to provide operating subsidy for up to thirty-six (36) public housing units.

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the Executive Director:

1. To execute any and all documents necessary to complete the financial closing for the Iberville Phase III mixed-finance redevelopment project.
2. To execute any other documents necessary to provide operating subsidy for up to thirty-six (36) public housing units and to obtain any and all necessary HUD approvals related thereto.

Resolution No. 2014-37
December 12, 2014
Page 2

3. To execute any and all documents necessary to provide On Iberville Phase III, LLC loan funds in an amount not to exceed \$13,700,000.00 towards the cost of construction, rehabilitation, and development of the Iberville Phase III redevelopment project.

Executed this 12th day of December, 2014

APPROVAL:

DWAYNE G. BERNAL
CHAIRMAN, BOARD OF COMMISSIONERS



December 11, 2014

MEMORANDUM

**To: Dwayne G. Bernal
Chairman, Board of Commissioners**

**Through: Gregg Fortner
Executive Director**

**From: April Kennedy
Choice Neighborhood Initiative (CNI) Program Manager**

**Re: Agreement with the City of New Orleans for the transfer of Public Safety
and Enhancement Funds (PSE)**

On August 31, 2011, The Housing Authority of New Orleans (HANO) and co-grantee, the City of New Orleans were awarded a \$30.5 million dollar Choice Neighborhoods Initiative (CNI) Implementation Grant, comprised of FY 2010 and FY 2011 funds, by the United States Department of Housing and Urban Development (HUD).

Through a federal Interagency Agreement (IAA) between HUD and the United States Department of Justice (DOJ) executed on September 23, 2011, DOJ made \$2 million available to support an interagency Choice Neighborhoods/Public Safety collaborative. This Public Safety Enhancement (PSE) funding was awarded to four of the five existing CNI Implementation Grantees as a public safety supplement to their neighborhood revitalization strategies. On February 11, 2013 HUD awarded HANO and the City of New Orleans a PSE Grant in the amount of \$480,000 to support technical assistance and the implementation of evidence-based projects designed to effectively respond to public safety concerns associated with Part I violent crimes, gang activity, and/or illegal drug activity. As required by the Public Safety Enhancement Addendum HANO submitted the PSE Technical Assistance Plan and related budget on June 30, 2014.

The Technical Assistance Plan includes the development of an integrated data software system for supportive service partners under the Mayor's NOLA For Life program. There are approximately twenty-five (25) supportive service agencies linked in as a part of the NOLA For Life service network and over half of these agencies are also CNI partners. This funding will support PSE plans that incorporate local program and policy decisions to address and reduce persistent crime, and that address gaps in service delivery.

On July 11, 2014, HUD approved the Technical Assistance Plan and budget submittal, which provides for the transfer of \$100,000 to the supportive services data sharing system through the NOLA For Life program.

CERTIFICATIONS

Finance

The Finance Department has certified that the PSE funds are available in LOCCS for the proposed activity.

Authorization is hereby requested for the Executive Director to execute any and all documents related to the transfer of PSE grant funds in the amount of \$100,000 to the City of New Orleans for the supportive services data sharing system.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
DECEMBER 11, 2014**

RESOLUTION NO. 2014-38

WHEREAS, On August 31, 2011, The Housing Authority of New Orleans (HANO) and the City of New Orleans were awarded a \$30.5 million dollar Choice Neighborhoods Initiative (CNI) Implementation Grant, comprised of FY 2010 and FY 2011 funds, by the United States Department of Housing and Urban Development (HUD); and

WHEREAS, Through a federal Interagency Agreement (IAA) between HUD and the United States Department of Justice (DOJ) executed on September 23, 2011, Public Safety Enhancement (PSE) funding was awarded to four of the five existing HUD FY 2010/2011 CNI Implementation grantees as a public safety supplement to their neighborhood revitalization strategies; and

WHEREAS, On February 11, 2013 HUD awarded HANO and the City a PSE Grant in the amount of \$480,000 to support technical assistance and the implementation of evidence-based projects designed to effectively respond to public safety concerns associated with Part I violent crimes, gang activity, and/or illegal drug activity; and

WHEREAS, HANO submitted to HUD the PSE Technical Assistance Plan/budget on June 30, 2014; and

WHEREAS, The Technical Assistance Plan included the development of an integrated data software system for supportive service partners under the Mayor's NOLA For Life program; and

WHEREAS, On July 11, 2014, HUD approved the Technical Assistance Plan and budget submittal, which provides for the transfer of \$100,000 to the supportive services data sharing system for the purpose of an integrated data sharing system between the NOLA For Life and CNI supportive service partners.

THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Executive Director to execute any and all documents related to the transfer of PSE grant funds in the amount of \$100,000 to the City's NOLA for Life program for the supportive services data sharing system.

Executed this 11th day of December, 2014

APPROVAL:

**DWAYNE G. BERNAL
CHAIRMAN, BOARD OF COMMISSIONERS**