



HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING

HELEN W. LANG MEMORIAL BOARDROOM, BUILDING B
4100 TOURO STREET, NEW ORLEANS, LA 70122

OCTOBER 25, 2016 at 4:00 P.M.

AGENDA (AMENDED)

BOARD OF COMMISSIONERS

PRESIDENT

DWAYNE G. BERNAL

VICE PRESIDENT

ALICE RIENER

COMMISSIONERS

TONI HACKETT ANTRUM

DONNA JOHNIGAN

DEBRA JOSEPH

ANDREANE CIA M. MORRIS

VONDA RICE

CANTRESE WILSON

COMMITTEE APPOINTMENTS

DEVELOPMENT,

ASSET MANAGEMENT & OPERATIONS

CHAIR

DWAYNE G. BERNAL

COMMISSIONERS

DEBRA JOSEPH

CANTRESE WILSON

VONDA RICE (Alternate)

FINANCE & AUDIT

CHAIR

TONI HACKETT ANTRUM

COMMISSIONERS

DWAYNE G. BERNAL

ALICE RIENER

DEBRA JOSEPH (Alternate)

I. STATEMENT BY GENERAL COUNSEL

II. CALL TO ORDER

III. ROLL CALL

IV. APPROVAL OF THE AGENDA

V. APPROVAL OF THE MINUTES OF THE MEETING HELD ON
SEPTEMBER 27, 2016

VI. EXECUTIVE DIRECTOR'S REPORT

VII. COMMITTEE REPORT(S)

VIII. ITEMS FOR APPROVAL

AUTHORIZATIONS

- Resolution #2016-25 - Section 8 Management Assessment Program (SEMAP) Certification for Fiscal Year 2016
- Resolution #2016-26 - CNI - Iberville Phase V Financial Closing
- Resolution #2016-27 - CNI - Iberville Phase V Early Mobilization
- Resolution #2016-28 - CNI - Iberville Phase VI Financial Closing
- Resolution #2016-29 - Transfer of LLT Properties to NORA
- Resolution #2016-30 - Designation of Financial Transaction Authority

IX. COMMENTS

- Public Comment(s)
- Board of Commissioners Comment(s)

X. ADJOURNMENT



October 25, 2016

MEMORANDUM

**To: Board of Commissioners
 President Dwayne G. Bernal, Vice President Alice Riener,
 Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
 Commissioner Debra Joseph, Commissioner Andreanecia M. Morris,
 Commissioner Vonda Rice and Commissioner Cantrese Wilson**

**Through Gregg Fortner
 Executive Director**

**From: April Kennedy
 Interim Co-Director, Housing Choice Voucher Program**

**Re: Section 8 Management Assessment Program (SEMAP) Certification for
 Fiscal Year 2016**

On September 10, 1998, the U. S. Department of Housing and Urban Development (HUD) published in the Federal Register the Final Rule establishing the Section 8 Management Assessment Program (SEMAP). On August 17, 2000, HUD issued Notice PIH 2000-34 requiring the electronic submission of the SEMAP certification.

SEMAP consists of 14 primary indicators with points assigned to each indicator for a total maximum of 145 points. The following lists the indicators and the maximum available points along with a comparison of the Housing Authority of New Orleans (HANO)'s FY 2015 and current FY 2016 scores:

		Max Points	FYE 2015	FYE 2016
1	Selection from Waiting List	15	15	15
2	Reasonable Rent	20	20	20
3	Determination of Adjusted Income	20	0	15
4	Utility Allowance Schedule	5	5	5
5	Housing Quality Standards (HQS) Quality Control Inspections	5	5	5
6	HQS Enforcement	10	10	10
7	Expanding Housing Opportunities	5	5	5
8	Payment Standards	5	5	5
9	Annual Reexaminations	10	10	10
10	Correct Tenant Rent Calculations	5	5	5
11	Pre-Contract HQS Inspection	5	5	5
12	Annual HQS Inspections	10	10	10

13	Lease-up	20	15	15
14	Family Self-Sufficiency Enrollment	10	5	8
	TOTAL	145	115	133

HUD has established the following SEMAP rating system:

- High Performer - 90% - 100% (130.5 – 145 points)
- Standard Performer – 60% - 89% (87 – 129.5 points)
- Troubled Performer - < 60% (< 86 points)

HANO gained points in criterion 3 – Determination of Adjusted Income. To claim the maximum points allowed, 90% of the files reviewed needed to have correct income calculations. However, this year's score of 15 points or 82% of the total files reviewed were correct, which is a significant improvement from last year's score of zero. The implementation of an Action Plan to include more quality control reviews, file audits and staff training was instrumental in achieving this year's score.

HANO maintained points in criterion 13 - Lease-up. In order to count the maximum points allowed under this indicator, HANO had to achieve 98% lease-up by FYE 2016, but only reached 97% due to an increase in attrition resulting from more aggressive compliance activities and the lack of responses from the 2009 waitlist. This number will improve by the next reporting period with the new waitlist established in 2016 and the agency reviewing all Section 8 operational functions.

HANO gained points in criterion 14 – Family Self-Sufficiency (FSS) enrollment. To gain the maximum points allowed, HANO had to fill 80% or more of its 536 mandatory FSS slots and 30% or more of those families had to have escrow balances. This information is taken directly from HUD's PIH Information Center which gathers data reported by all public housing authorities (PHAs). This increase is due to the number of FSS enrollments and will continue to improve as new participants join the program in the coming year.

We recommend that the Board approve the SEMAP Certification for Fiscal Year 2016 and authorize the Executive Director to sign the Certification for Submission to HUD.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 25, 2016**

RESOLUTION NO. 2016-25

WHEREAS, on September 10, 1998 the U.S. Department of Housing and Urban Development (HUD) published in the Federal Register the Final Rule establishing the Section 8 Management Assessment Program (SEMAP), as set forth in the 24 CFR 985, to objectively measure public housing authority performance in key Section 8 tenant-based rental assistance program areas; and

WHEREAS, on August 17, 2000 HUD issued Notice PIH 2000-34 (HA), requiring electronic submission of SEMAP Certification; and

WHEREAS, the Housing Authority of New Orleans (HANO), has completed its self-certification review to determine the HANO scoring of the 14 SEMAP indicators for the fiscal year ending September 30, 2016; and

WHEREAS, HANO has determined that for the fiscal year ending September 30, 2016, the SEMAP score is 133 points, or 92% of the 145 point maximum, thereby establishing HANO as a High Performer; and

WHEREAS, HUD requires that the SEMAP Certification be approved by the Board of Commissioners and be signed by the Executive Director prior to electronic submission to HUD.

THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the SEMAP Certification submission, and authorizes the Executive Director to sign the SEMAP Certification for submission to HUD in accordance with 24 CFR 985.101.

Executed this 25th day of October, 2016

APPROVAL:

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



October 25, 2016

MEMORANDUM

To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Andreanecia M. Morris,
Commissioner Vonda Rice and Commissioner Cantrese Wilson

Through Gregg Fortner
Executive Director

From: Jennifer Adams
Director, Development and Modernization

Re: CNI - Iberville Phase V Financial Closing

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 overall Iberville redevelopment will include 821 public housing or project-based voucher replacement housing units on site and in the surrounding neighborhood. Iberville Onsite Phase V consists of one block and will provide eighty (80) units, including twenty-eight (28) replacement units. Of the replacement units, twenty-four (24) will be public housing (ACC Units) and four (4) will be Permanent Supportive Housing project-based voucher units (PSH Units) administered by the Louisiana Housing Corporation. The remaining 52 units are comprised of four (4) Low Income Housing Tax Credit units, nine (9) units restricted to 80% AMI at first occupancy, and thirty-nine (39) unrestricted market rate units.

The Iberville Onsite Phase V project was awarded an allocation of Low Income Housing Tax credits (LIHTCs) with a placed-in-service deadline of December 31, 2017. The financial closing is scheduled to occur in November 2016 to maintain the schedule for providing replacement housing units and to meet the placed-in-service deadline.

The total (Part A) permanent budget is \$24,036,938. The Developer, On Iberville Phase V, LLC, has requested permanent financing from HANO in the amount of \$8,216,730. HANO has secured a ground lease rental payment in the amount of \$25,000.00 per year, subject to available cash flow and positioned prior to repayment of the second lien position LHC/CDBG loan. Repayments on the HANO loan are subject to cash flow availability in third lien position with a 1% interest rate.

The loan includes the following HANO sources and uses:

AMOUNT	SOURCE	USE
\$1,700,000	CNI	Construction
\$4,606,486	Capital Funds/ RHF	Construction
\$544,971	Program Income	Construction
\$766,947	Capital Funds/ RHF	Predevelopment Soft Costs
\$598,326	Seller's Note	Acquisition

The remaining sources of permanent financing are:

LIHTC Equity	\$7,686,731
Federal Historic Tax Credit Equity	\$877,405
State Historic Tax Credit Proceeds	\$941,754
Louisiana Housing Corp CDBG loan	\$1,000,000
First Mortgage	\$5,000,000
Deferred Developer Fee	\$314,318

CERTIFICATIONS

Finance

The Chief Financial Officer has certified that the funds are available to complete the project from Choice Neighborhood Initiative funds, Capital 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 V mixed-finance redevelopment project:

1. Execute any and all documents on behalf of HANO necessary to complete the financial closing for the Iberville Phase V mixed-finance redevelopment project.
2. Execute any documents necessary to provide operating subsidy for up to twenty-four (24) public housing units and to obtain any and all necessary United States Department of Housing and Urban Development (HUD) approvals related thereto.
3. Execute any and all documents to provide On Iberville Phase V, LLC loan funds in the amount not to exceed \$8,216,730 towards the cost of construction, rehabilitation, and development of the Iberville Phase V redevelopment project.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 25, 2016**

RESOLUTION NO. 2016-26

WHEREAS, the Housing Authority of New Orleans (HANO), is a public housing agency as defined in the United States Housing Act 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 Phase V Onsite, which consists of one block, with its developer affiliate, On Iberville Phase V, LLC, to provide eighty (80) units including twenty-eight (28) replacement units. Of the replacement units, twenty-four (24) will be public housing (ACC Units) and four (4) will be Permanent Supportive Housing project-based voucher units (PSH Units) administered by the Louisiana Housing Corporation. Of the remaining 52 units, four (4) are Low Income Housing Tax Credit units, nine (9) units are restricted to 80% AMI at first occupancy, and thirty-nine (39) are unrestricted market rate units; and

WHEREAS, the Iberville Onsite Phase V project received an award of Low Income Housing Tax Credits with a placed in service deadline of December 31, 2017; and

WHEREAS, On Iberville Phase V, LLC, has requested that HANO provide permanent financing in an amount not to exceed \$8,216,730; and

WHEREAS, HANO and the United States Department of Housing and Urban Development (HUD) entered into Annual Contributions Contract No. FW-1190, dated December 2, 1996, as amended thereafter (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 twenty-four (24) public housing units.

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

1. Execute any and all documents on behalf of HANO necessary to complete the financial closing for the Iberville Phase V mixed-finance redevelopment project.
2. Execute any documents necessary to provide operating subsidy for up to twenty-four (24) public housing units and to obtain any and all necessary United States Department of Housing and Urban Development (HUD) approvals related thereto.

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Page 2**

3. Execute any and all documents to provide On Iberville Phase V, LLC loan funds in the amount not to exceed \$8,216,730 towards the cost of construction, rehabilitation, and development of the Iberville Phase V redevelopment project.

Executed this 25th day of October, 2016

APPROVAL:

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



October 25, 2016

MEMORANDUM

**To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Andreanecia M. Morris,
Commissioner Vonda Rice and Commissioner Cantrese Wilson**

**Through Gregg Fortner
Executive Director**

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

Re: CNI - Iberville Phase V Early Mobilization

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 overall Iberville redevelopment will include 821 public housing or project-based voucher replacement housing units on site and in the surrounding neighborhood. Iberville Onsite Phase V (Project) consists of one block and will provide eighty (80) units, including twenty-eight (28) replacement units. Of the replacement units, twenty-four (24) will be public housing (ACC Units) and four (4) will be Permanent Supportive Housing project-based voucher units (the PSH Units) administered by the Louisiana Housing Corporation. Of the remaining 52 units, four (4) are Low Income Housing Tax Credit Units, nine (9) are restricted at 80% AMI at first occupancy, and thirty-nine (39) are unrestricted market rate units.

An IRC developer affiliate, On Iberville Phase V, LLC (Owner), was awarded an allocation of Low Income Housing Tax credits (LIHTCs) with a placed-in-service deadline of December 31, 2017 for the Project. The financial closing is scheduled to occur in November 2016 to maintain the schedule for providing replacement housing units and to meet the placed-in-service deadline. The Owner seeks permission to enter into a Mobilization Agreement with HANO for the Project. The agreement allows the Owner to issue a Limited Notice to Proceed to the Contractor, Landis Construction Company, LLC, to begin mobilization and foundation work on the multifamily building. The foundation construction will include sitework, structural steel, concrete, and carpentry (Mobilization Work).

The total budget for the Mobilization Work is \$749,705.00. The Owner is the Guarantor and shall pay 100% of the cost of the Phase V Mobilization Work. The Mobilization Work does not include

any HANO sources and uses. However, in the event that the Project does not move forward, HANO is obligated to reimburse the Owner 50% of the cost of the Mobilization Work.

CERTIFICATIONS

Finance

Not Applicable. HRI and On Iberville Phase V, LLC shall pay for all activities related to the Mobilization Work.

The HANO Board is requested to authorize the Executive Director to execute any and all documents on behalf of HANO necessary to effectuate the Mobilization Agreement for the Iberville Phase V mixed-finance redevelopment project in order to maintain the critical path schedule for the Low Income Housing Tax Credit placed in service deadline.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 25, 2016**

RESOLUTION NO. 2016-27

WHEREAS, the Housing Authority of New Orleans (HANO), is a public housing agency as defined in the United States Housing Act 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 Phase V Onsite, which consists of one block, with its developer affiliate, On Iberville Phase V, LLC (Owner), to provide eighty (80) units including twenty-eight (28) replacement units. Of the replacement units, twenty-four (24) will be public housing (ACC Units), four (4) will be Permanent Supportive Housing project-based voucher units (the PSH Units) administered by the Louisiana Housing Corporation. Of the remaining 52 units, four (4) are Low Income Housing Tax Credit Units, nine (9) units are restricted at 80% AMI at first occupancy, and thirty-nine (39) are unrestricted market rate units; and

WHEREAS, the Owner received an award of Low Income Housing Tax Credits with a placed in service deadline of December 31, 2017; and

WHEREAS, the financial closing is scheduled to occur in November 2016 to maintain the schedule for providing replacement housing units and to meet the placed-in-service deadline; and

WHEREAS, the Owner seeks permission to enter into a Mobilization Agreement with HANO for the Project to allow the Owner to issue a Limited Notice to Proceed to the Contractor, Landis Construction Company, LLC, to begin mobilization and foundation work on the multifamily building which will include sitework, structural steel, concrete, and carpentry (Mobilization Work) in order to maintain the critical path schedule for the Low Income Housing Tax Credit placed in service deadline; and

WHEREAS, the Owner will be responsible for the payment of all invoices related to the Mobilization Work.

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October 25, 2016
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THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the Executive Director to execute any and all documents on behalf of HANO required to effectuate the Mobilization Agreement for the Iberville Phase V mixed-finance redevelopment project.

Executed this 25th day of October, 2016

APPROVAL:

DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS



October 25, 2016

MEMORANDUM

**To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Andreanecia M. Morris,
Commissioner Vonda Rice and Commissioner Cantrese Wilson**

**Through Gregg Fortner
Executive Director**

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

Re: CNI - Iberville Phase VI Financial Closing

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 overall Iberville redevelopment will include 821 public housing or project-based voucher replacement housing units on site and in the surrounding neighborhood. Iberville Onsite Phase VI consists of one block and will provide fifty (50) units, including twenty (20) replacement units. Of the replacement units, seventeen (17) will be public housing (ACC Units) and three (3) will be Permanent Supportive Housing project-based voucher units (PSH Units) administered by the Louisiana Housing Corporation. All thirty (30) remaining units are Low Income Housing Tax Credit Units.

The Iberville Onsite Phase VI project was awarded an allocation of Low Income Housing Tax Credits (LIHTCs) with a placed-in-service deadline of December 31, 2017. The financial closing is scheduled to occur in November 2016 to maintain the schedule for providing replacement housing units and to meet the placed-in-service deadline.

The total (Part A) permanent budget is \$17,012,407. The Developer, On Iberville Phase VI, LLC, has requested permanent financing from HANO in the amount of \$4,802,158. HANO has secured a ground lease rental payment in the amount of \$10,000.00 per year, subject to available cash flow and positioned prior to repayment of the second lien position LHC/CDBG loan. Repayments on the HANO loan are subject to cash flow availability in third lien position with a 1% interest rate.

The loan includes the following HANO sources and uses:

AMOUNT	SOURCE	USE
\$1,700,000	CNI	Construction
\$1,999,164	Capital Funds/ RHF	Construction
\$504,668	Capital Funds/ RHF	Predevelopment Soft Costs
\$598,326	Seller's Note	Acquisition

The remaining sources of permanent financing are:

LIHTC Equity	\$7,686,731
Federal Historic Tax Credit Equity	\$1,085,751
State Historic Tax Credit Proceeds	\$1,165,380
Louisiana Housing Corp CDBG loan	\$1,000,000
First Mortgage	\$830,000
Deferred Developer Fee	\$442,386

CERTIFICATIONS

Finance

The Chief Financial Officer has certified that the funds are available to complete the project from Choice Neighborhood Initiative funds and Capital Funds.

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 VI mixed-finance redevelopment project:

1. Execute any and all documents on behalf of HANO necessary to complete the financial closing for the Iberville Phase VI mixed-finance redevelopment project.
2. Execute any documents necessary to provide operating subsidy for up to seventeen (17) public housing units and to obtain any and all necessary United States Department of Housing and Urban Development (HUD) approvals related thereto.
3. Execute any and all documents to provide On Iberville Phase VI, LLC loan funds in an amount not to exceed \$4,802,158 towards the cost of construction, rehabilitation, and development of the Iberville Phase VI redevelopment project.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 25, 2016**

RESOLUTION NO. 2016-28

WHEREAS, the Housing Authority of New Orleans (HANO), is a public housing agency as defined in the United States Housing Act 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 Phase VI Onsite, which consists of one block, with its developer affiliate, On Iberville Phase VI, LLC, to provide fifty (50) units, including twenty (20) replacement units. Of the replacement units, seventeen (17) will be public housing (ACC Units) and three (3) will be Permanent Supportive Housing project-based voucher units (PSH Units) administered by the Louisiana Housing Corporation. All thirty (30) of the remaining units are Low Income Housing Tax Credit Units; and

WHEREAS, the Iberville Onsite Phase VI project received an award of Low Income Housing Tax Credits with a placed in service deadline of December 31, 2017; and

WHEREAS, On Iberville Phase VI, LLC has requested that HANO provide permanent financing in an amount not to exceed \$4,802,158; and

WHEREAS, HANO and the United States Department of Housing and Urban Development (HUD) entered into Annual Contributions Contract No. FW-1190, dated December 2, 1996, as amended thereafter (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 seventeen (17) public housing units;

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

1. Execute any and all documents on behalf of HANO necessary to complete the financial closing for the Iberville Phase VI mixed-finance redevelopment project.
2. Execute any documents necessary to provide operating subsidy for up to seventeen (17) public housing units and to obtain any and all necessary United States Department of Housing and Urban Development (HUD) approvals related thereto.

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3. Execute any and all documents to provide On Iberville Phase VI, LLC loan funds in an amount not to exceed \$4,802,158 towards the cost of construction, rehabilitation, and development of the Iberville Phase V redevelopment project.

Executed this 25th day of October, 2016

APPROVAL:

DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS



October 25, 2016

MEMORANDUM

**To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Andreanecia M. Morris,
Commissioner Vonda Rice and Commissioner Cantrese Wilson**

**Through Gregg Fortner
Executive Director**

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

Re: Transfer of LLT Properties to NORA

In 2012, Road Home Corporation, d/b/a Louisiana Land Trust (LLT), transferred 14 properties referenced in Exhibit A (Properties) to the Housing Authority of New Orleans (HANO) at no cost in order to facilitate recovery efforts in compliance with Community Development Block Grant Supplemental Disaster regulations. These properties are located within the Choice Neighborhood Initiative (CNI) boundaries, and HANO anticipated developing these properties as part of its one-for-one replacement unit requirement pursuant to the CNI Grant Agreement. To date, HANO has not been able to develop any of the properties due to lack of resources.

In August 2016, the City of New Orleans (City), the New Orleans Redevelopment Authority (NORA), and HANO jointly issued a Notice of Funding Availability (NOFA) for City financial resources paired with NORA and HANO properties for the development of affordable housing within the CNI boundaries.

NORA exists and operates generally for public purposes including the prevention and elimination of blighted areas, the development of vibrant neighborhoods and establishment of economically and socially sound communities through a broad-range of redevelopment activities. NORA has been designated by the City as the entity to accept title to all properties formerly owned by the LLT located in Orleans Parish, and to manage their disposition.

Due to NORA's role in the disposition of LLT properties and its participation in the joint NOFA, HANO desires to transfer these properties to NORA at no cost in accordance with the provisions of La. Const. Art. 7, Section 14 for the valued public purpose of management and disposition in accordance with NORA's Residential Disposition Policies and Procedures and in support of the goals and requirements of the CNI grant.

HANO requests that Board of Commissioners approve the disposition of the Properties to NORA and authorize the Executive Director to execute all documents necessary to effectuate the disposition and to pay all necessary and reasonable expenses or fees associated with this transfer.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 25, 2016**

RESOLUTION NO. 2016-29

WHEREAS, the Housing Authority of New Orleans (HANO) is the owner of 14 parcels of land located in the State of Louisiana, Parish of Orleans bearing the municipal addresses set forth on Exhibit "A" attached hereto (the "Property"); and

WHEREAS, in consideration of: 1) the recovery efforts of HANO following Hurricane Katrina and in compliance with Community Development Block Grant Supplemental Disaster regulations; 2) HANO's agreement to comply with Amendment No. 2 to Louisiana's First CDBG Action Plan (Katrina/Rita) and Amendment No. 7 to Louisiana's Second CDBG Action Plan (Katrina/Rita), as amended, supplemented, or otherwise modified; and 3) HANO's agreement to use and maintain the property in accordance with the Environmental Review Record pertaining to the Property prepared by the Louisiana Department of Administration, Office of Community Development; and in order to facilitate recovery efforts and the public benefits to be derived therefrom, Road Home Corporation, d/b/a LLT transferred the Property to HANO, at no cost to HANO, as authorized by Resolution #2011-59; and

WHEREAS, the New Orleans Redevelopment Authority "(NORA)" is a body public corporate and political, which exists and operates generally for public purposes which include the prevention and elimination of blighted areas, the development of vibrant neighborhoods and establishment of economically and socially sound communities through a broad-range of redevelopment activities; and

WHEREAS, NORA has been designated by the City of New Orleans as the entity to accept title to all properties formerly owned by the Road Home Corporation, d/b/a LLT located in Orleans Parish and to manage their disposition; and

WHEREAS, HANO now desires to transfer the Property to NORA for the valued public purpose of management and disposition in accordance with NORA's Residential Disposition Policies and Procedures; the ultimate goal of which is to place properties back into commerce and to redevelop New Orleans; and

WHEREAS, Article VII, Section 14(C) of the Constitution of the State of Louisiana provides that "For a public purpose, the state and its political subdivisions...may engage in cooperative endeavors with each other...or with any public or private association, corporation, or individual;" and

WHEREAS, for and in consideration of the prevention and elimination of blighted property, in order to permit the management and disposition of the Property in accordance with NORA's Residential Disposition Policies and Procedures thereby placing the Property back into commerce, and the public benefits to be derived therefrom, which support HANO's mission and purposes, HANO intends to enter into a Cooperative Endeavor Agreement and Act of Transfer with NORA in order to transfer title to the Properties;

WHEREAS, HANO's Executive Staff has reviewed and recommends approval of the disposition of the Property to NORA.

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THEREFORE, BE IT RESOLVED, the Board of Commissioners approves the disposition of the Properties to NORA in consideration of the prevention and elimination of blighted property, in order to permit the management and disposition of the Property in accordance with NORA's Residential Disposition Policies and Procedures thereby placing the Property back into commerce, and the public benefits to be derived therefrom, and the Executive Director, or his designee is hereby authorized and directed to negotiate and execute on behalf of HANO all documents necessary or convenient to effectuate the disposition herein contemplated, which documents shall specifically include a Cooperative Endeavor Agreement and Act of Transfer between HANO and NORA, and any and all other documents necessary to effect said transfer, and to pay all necessary and reasonable expenses or fees associated with this transfer.

Executed this 25th day of October, 2016

APPROVAL:

DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS

EXHIBIT "A"

MUNICIPAL ADDRESSES OF PROPERTIES

Municipal Address
1667 N. Rocheblave St.
2620 Palmyra St.
2410 Dumaine St.
2221 Bienville St.
2612-14 St. Philip St.
1012-14 N. Broad
1543 N. Robertson St.
2643-45 Dumaine St.
2631 St. Ann St.
2505-07 Palmyra St.
2521-23 Banks St.
1917 Gov. Nicholls St.
2529 Lapeyrouse St.
1819 St. Philip St.



October 25, 2016

MEMORANDUM

To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Andreanecia M. Morris,
Commissioner Vonda Rice and Commissioner Cantrese Wilson

Through: Gregg Fortner
Executive Director

From: Olukayode Adetayo
Chief Financial Officer

Re: Designation of Financial Transaction Authority

The Housing Authority of New Orleans (HANO) Finance Policy requires the designation of certain key staff as authorized signatories to sign or release orders for the payment of funds on behalf of HANO. By Resolution 2016-05, the Board of Commissioners designated the following individuals to serve as authorized signatories for all HANO and HANO related bank accounts:

Group One (Executive Group) will be comprised of two individuals
Gregg Fortner, Executive Director/Robert B. Barbor, General Counsel

Group Two will be comprised of two individuals
Olukayode Adetayo, Chief Financial Officer/Arthur Waller, Director HCVP

Due to the departure of Arthur Waller, Director of HCVP, HANO wishes to update the signatory authority in accordance with the provisions of the Finance Policy.

It is the recommendation of the Executive Director that the following individuals serve as authorized signatories for all HANO and HANO related bank accounts:

Group One (Executive Group) will be comprised of two individuals
Gregg Fortner, Executive Director/Robert B. Barbor, General Counsel

Group Two will be comprised of two individuals
Olukayode Adetayo, Chief Financial Officer/Shelley Smith, Director of Strategic Planning

It is respectfully requested that the Board of Commissioners authorize the individuals named above to act as signatories on HANO and HANO related bank accounts and that the Executive Director, the Chief Financial Officer, and administrative staff take any and all action necessary to effectuate the changes delineated herein.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 25, 2016**

RESOLUTION NO. 2016-30

WHEREAS, the Housing Authority of New Orleans (HANO) Finance Policy requires the designation of certain key staff as authorized signatories to sign or release orders for the payment of funds on behalf of HANO; and

WHEREAS, by Resolution 2016-05, the Board of Commissioners designated the following individuals to serve as authorized signatories for all HANO bank accounts:

Group One (Executive Group) will be comprised of two individuals
Gregg Fortner, Executive Director/Robert B. Barbor, General Counsel

Group Two will be comprised of two individuals
Olukayode Adetayo, Chief Financial Officer/Arthur Waller, Director HCVP; and

WHEREAS, due to the departure of Arthur Waller, Director of HCVP, HANO wishes to update the current authorized signatories; and

WHEREAS, the Executive Director recommends the following individuals to serve as authorized signatories for all HANO bank accounts:

Group One (Executive Group) will be comprised of two individuals
Gregg Fortner, Executive Director/Robert B. Barbor, General Counsel

Group Two will be comprised of two individuals
Olukayode Adetayo, Chief Financial Officer/Shelley Smith, Director of Strategic Planning

THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby authorizes the individuals named above to act as signatories on HANO bank accounts and that the Executive Director, the Chief Financial Officer, and administrative staff take any and all action necessary to effectuate the changes delineated herein.

Executed this 25th day of October, 2016

APPROVAL:

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