



HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING

BOARD OF COMMISSIONERS

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ALICE RIENER

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

SEPTEMBER 25, 2018 at 4:00 P.M.

AGENDA (AMENDED)

- 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 AUGUST 28, 2018
- VI. EXECUTIVE DIRECTOR'S REPORT
- VII. COMMITTEE REPORT(S)
- VIII. ITEMS FOR APPROVAL
AUTHORIZATION(S)
 - Resolution #2018-15 – Approval of Sale of 6 Properties for Development of Affordable Homeownership in the CNI Trapezoid
- IX. COMMENTS
 - Public Comment(s)
 - Board of Commissioners Comment(s)
- X. ADJOURNMENT



September 25, 2018

MEMORANDUM

To: Board of Commissioners
President Alice Riener, Commissioner Toni Hackett Antrum,
Commissioner Isabel Barrios, Commissioner Sharon Jasper,
Commissioner Debra Joseph, Commissioner Casius Pealer,
Commissioner Kim Piper and Commissioner Lisha A. Wheeler

Through Gregg Fortner
Executive Director

From: Jennifer Adams
Director, Development and Modernization

Re: Sale of 6 Properties for Development of Affordable Homeownership in the
CNI Trapezoid

The Housing Authority of New Orleans (HANO) and the City of New Orleans (CNO), jointly, were awarded the Choice Neighborhoods Implementation (CNI) Grant in 2011 to redevelop the last traditional standing housing development in the city, Iberville, and transform the surrounding neighborhood bounded by Broad Street, Tulane Avenue, Rampart Street, and St. Bernard Avenue (CNI Trapezoid). HANO owns several scattered properties within the CNI Trapezoid boundaries, and HANO anticipated developing the 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 New Orleans Redevelopment Authority (NORA), CNO, and HANO jointly issued a Notice of Funding Availability (NOFA) which paired CNO financial resources with NORA and HANO properties in an effort to stimulate development of affordable housing, both rental and homeownership, within the CNI boundaries. The properties listed in Exhibit A (Properties) were part of the NOFA.

Home by Hand was awarded CNO funds pursuant to the NOFA to provide soft second mortgage funding to eligible buyers for homeownership opportunities on 9 lots—3 owned by NORA and 6 owned by HANO (Properties). None of the Properties fall under the Annual Contributions Contract (ACC) for public housing units and permission from the HUD Special Applications Center (SAC) to dispose of the Properties is not required. Home by Hand will construct 2- and 3-bedroom homes on the Properties through a construction loan and will sell the homes to clients at 80% or less of Area Median Income. At this income level, it is anticipated that soft second mortgages will be required to purchase the homes. Soft second mortgages and, if necessary, third mortgages will include requirements for owner occupancy.

Because this homeownership plan meets the spirit of the CNI grant as well as HANO's mission to provide affordable housing opportunities, HANO staff recommends the sales of the Properties at 10% of appraised value. Appraisals conducted on the properties in 2018 value the six lots at \$534,000. Thus the sales price would be maximum of \$53,400, contingent upon sale to a qualified buyer at 80% or less of Area Median Income. 3 of the properties are ready to transfer immediately. 3 of the properties require additional archeological investigation and will be transferred when suitable for development. We request the flexibility to transfer each property as needed.

Therefore, it is requested that the Board of Commissioners of the Housing Authority of New Orleans authorize the Executive Director to execute any and all documents necessary to effectuate the sale and transfer of the 6 properties in Exhibit A to Home by Hand for 10% of appraised value, contingent upon sale to a qualified buyer at 80% or less of Area Median Income.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
SEPTEMBER 25, 2018**

RESOLUTION NO. 2018-15

WHEREAS, The Housing Authority of New Orleans (HANO) and the City of New Orleans (CNO), jointly, were awarded the Choice Neighborhoods Implementation (CNI) Grant in 2011 to redevelop the last traditional standing housing development in the city, Iberville, and transform the surrounding neighborhood bounded by Broad Street, Tulane Avenue, Rampart Street, and St. Bernard Avenue (CNI Trapezoid); and

WHEREAS, HANO owns several scattered properties within the CNI Trapezoid but has not been able to develop the properties as part of its one-for-one replacement unit requirement pursuant to the CNI Grant Agreement due to lack of resources; and

WHEREAS, in August 2016, the New Orleans Redevelopment Authority (NORA), CNO, and HANO jointly issued a Notice of Funding Availability (NOFA) that paired CNO financial resources with NORA and HANO properties for the development of affordable housing within the CNI Trapezoid; and

WHEREAS, Home by Hand was awarded CNO funds under the NOFA to provide soft second mortgage financing to eligible homebuyers after construction of new homes on 9 properties, 6 of which set forth on Exhibit A are owned by HANO (Properties); and

WHEREAS, HANO desires to transfer the Properties to Home by Hand for 10% of the appraised value, contingent upon sale of the homes to buyers at 80% or less of Area Median Income; and

WHEREAS, HANO staff recommends disposition of the Properties to Home by Hand because it meets the spirit of the CNI grant funding and HANO's mission to provide affordable housing opportunities;

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 necessary to effect the transfer of the Properties set forth in Exhibit A to Home by Hand for 10% of the appraised value, contingent upon sale of the homes to a qualified buyer at 80% or less of Area Median Income.

Executed this 25th day of September, 2018

APPROVAL:

**ALICE RIENER
PRESIDENT, BOARD OF COMMISSIONERS**

EXHIBIT A

CNI Properties

SEPTEMBER 25, 2018

RESOLUTION NO. 2018-15

Address	Lot Size	Land Area	Neighborhood	2018 Appraisal Value	Transfer Amount
1473 N Prieur	31 x 119	3,689	7th Ward	\$45,000	\$4,500
2451 Laharpe	30 x 110	3,300	7th Ward	\$44,000	\$4,400
2205 St Bernard (a.k.a 2205-09)	83/110x 84/86	5,887	7th Ward	\$145,000	\$14,500
1500 Dumaine	37 x 63	2,331	Treme	\$95,000	\$9,500
1808 Bayou Rd	33 x 115	3,846	Treme	\$90,00	\$9,000
919 N Villere	37 x 127	4,572	Treme	\$115,000	\$11,500