



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

**FISCHER COMMUNITY CENTER
1400 SEMMES STREET, NEW ORLEANS, LA 70114**

FEBRUARY 26, 2019 at 2:00 P.M.

BOARD OF COMMISSIONERS

**PRESIDENT
CASIUS PEALER**

**VICE PRESIDENT
LISHA A. WHEELER**

**COMMISSIONERS
ISABEL BARRIOS
TONI HACKETT ANTRUM
SHARON JASPER
DEBRA JOSEPH
KIM PIPER
ALICE RIENER**

COMMITTEE APPOINTMENTS

**DEVELOPMENT,
ASSET MANAGEMENT &
OPERATIONS**

**CHAIR
LISHA WHEELER**

**COMMISSIONERS
ISABEL BARRIOS
DEBRA JOSEPH
SHARON JASPER**

FINANCE & AUDIT

**CHAIR
TONI HACKETT ANTRUM**

**COMMISSIONERS
CASIUS PEALER
KIM PIPER
ALICE RIENER**

PERSONNEL

**CHAIR
CASIUS PEALER**

**COMMISSIONERS
ISABEL BARRIOS
DEBRA JOSEPH
ALICE RIENER**

AGENDA

- I. STATEMENT BY GENERAL COUNSEL**
- II. CALL TO ORDER**
- III. ROLL CALL**
- IV. COMMENTS FROM THE CHAIR**
- V. APPROVAL OF THE AGENDA**
- VI. APPROVAL OF THE MINUTES**
 - Regular Meeting held on January 29, 2019
- VII. EXECUTIVE DIRECTOR'S REPORT**
- VIII. COMMISSIONER REPORTS**
 - Residents' Advisory Board (RAB) Report
 - Landlords' Advisory Board Committee Report
- IX. COMMITTEE REPORT(S)**
 - Finance & Audit Committee Report
 - Development, Asset Management & Operations Committee Report
- X. ADOPTION OF REVISIONS TO HANO'S BYLAWS**
 - RESOLUTION NO. 2019-02 - Amendment to the Quorum Requirement of the Bylaws of the Housing Authority of New Orleans
- XI. NEW BUSINESS**
 - ITEMS FOR APPROVAL AUTHORIZATION(S)
 - RESOLUTION NO. 2019-03 – Approval of LDG Development Proposals for Florida and Christopher Park
 - RESOLUTION NO. 2019-04 – Approval of Iris Development Proposals for Rental and Homeownership for Various Uptown and West Carrollton Scattered Sites
- XII. PUBLIC COMMENTS**
 - Public Comment(s)
 - Board of Commissioners Comment(s)
- XIII. ANNOUNCEMENTS AND REMINDERS**
- XIV. ADJOURNMENT**



February 26, 2019

MEMORANDUM

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

**Through Gregg Fortner
Executive Director**

**From: Kevin Oufnac
General Counsel**

**Re: Amendment to the Quorum Requirement of the Bylaws of the Housing
Authority of New Orleans**

Art. VII, Sec. 10 of the Bylaws of the Housing Authority of New Orleans (HANO) currently states as follows:

A majority of the members of the Board shall constitute a quorum, which is required for the purpose of transacting business at all meetings and special meetings of the Board. If at any meeting of the Board there shall be less than a quorum present, a majority of those present may adjourn the meeting or recess the meeting to take measures to obtain a quorum. Except as otherwise provided in this Section, all actions of the Board may be taken by a vote of the majority of the members present at any meeting where a quorum exists.

In order to better facilitate the functioning of the Committees of the HANO Board of Commissioners, the following amendment (detailed in bold and underlined below) to HANO's bylaws is recommended:

A majority of the members of the Board shall constitute a quorum, which is required for the purpose of transacting business at all meetings and special meetings of the Board. **For Committee meetings, exactly half of the members of the Committee shall constitute a quorum.** If at any meeting of the Board there shall be less than a quorum present, a majority of those present may adjourn the meeting or recess the meeting to take measures to obtain a quorum. Except as otherwise provided in this Section, all actions of the Board may be taken by a vote of the majority of the members present at any meeting where a quorum exists.

Therefore, it is requested that the Board of Commissioners of the Housing Authority of New Orleans amend the Bylaws of the Housing Authority of New Orleans to allow for exactly half of the members of a HANO Board Committee to constitute a quorum.

**HOUSING AUTHORITY OF NEW ORLEANS
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FEBRUARY 26, 2019**

RESOLUTION NO. 2019-02

WHEREAS, the Bylaws of the Housing Authority of New Orleans (HANO) currently state in Article VIII, Section 10 that a quorum for the Committees of the HANO Board is defined as a majority of the members of the Committee; and

WHEREAS, to better facilitate the functioning of the Committees of the HANO Board of Commissioners, the HANO Board of Commissioners seeks to amend Article VIII, Section 10 of the HANO Bylaws to allow a quorum for the Committees of the HANO Board to be defined as exactly half of the members of the Committee;

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby amends Article VIII, Section 10 of the HANO Bylaws to state as follows:

A majority of the members of the Board shall constitute a quorum, which is required for the purpose of transacting business at all meetings and special meetings of the Board. For Committee meetings, exactly half of the members of the Committee shall constitute a quorum. If at any meeting of the Board there shall be less than a quorum present, a majority of those present may adjourn the meeting or recess the meeting to take measures to obtain a quorum. Except as otherwise provided in this Section, all actions of the Board may be taken by a vote of the majority of the members present at any meeting where a quorum exists.

Executed this 26th day of February, 2019

APPROVAL:

**CASIUS PEALER
PRESIDENT, BOARD OF COMMISSIONERS**



February 26, 2019

MEMORANDUM

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

Through Gregg Fortner
Executive Director

From: Jennifer Adams
Director, Development and Modernization

Re: Approval of LDG Multifamily, LLC Proposals for the Redevelopment of Florida and Christopher Park

On June 8, 2018, the Housing Authority of New Orleans (HANO) issued Request for Qualifications (RFQ) #18-911-29 for the development of 177 vacant properties owned by HANO in support of its Scattered Sites Strategy. Respondents were allowed to propose on one or more of the parcels. HANO received 6 proposals by the July 18, 2018 due date. In accordance with the evaluation process outlined in the RFQ, an evaluation committee was established to review and score the proposals.

LDG Multifamily, LLC (Developer) was one of the respondents to the RFQ, proposing to build on vacant land at the Florida development and the development formerly known as Christopher Park more fully described in Exhibit A (Properties), primarily with rental and a small portion of potential homeownership to be made available to a variety of affordability levels, including 25% to HANO clients, 2/3 to households at 80% of Area Median Income or below. There were no other proposals for the same addresses. The evaluation committee scored the proposal 80 out of 100 points. It was the highest score for the properties proposed.

Upon further negotiations with the Developer, the current Development Program proposes the construction of 312 units at Florida and 216 units at Christopher Park, with 2/3 of the units available to households at 80% of Area Median Income or less. The required 25% of units to be set aside for HANO clients will be achieved through 78 project-based vouchers at Florida and 54 project-based vouchers at Christopher Park, to be applied for in a separate process. HANO proposes to provide a long term ground lease for the Properties. The Development Program is subject to minor adjustments dictated by a community engagement process and applications for financing, but the Developer will maintain approximately the same percentage of affordable units.

DEVELOPMENT PROGRAM	Total Units	PBV	LIHTC	Market
Florida	312	78	224	10
Christopher Park	216	54	152	10

Because this proposal (1) meets the requirements outlined in the RFQ, creating 2/3 of the unit count for households at 80% of Area Median Income or less, including the required 25% for HANO clients; (2) provides much need affordable housing; and (3) furthers HANO's mission to provide affordable housing opportunities, HANO staff recommends that HANO enter into an Option to Lease and Development Agreement (Agreement) with the Developer for the Properties. The Agreement provides the sole and exclusive right and option to lease the Properties subject to the terms and conditions in the Agreement which outline the developer's responsibilities and deliverables prior to exercise of the option and financial closing. The final ground lease is subject to approval by the HUD Special Applications Center and the HANO Board of Commissioners.

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 Option to Lease and Development Agreement for the HANO properties listed in Exhibit A with LDG Multifamily, LLC, or related developer affiliate, in order to implement the Development Program for mixed-income rental and homeownership opportunities.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
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FEBRUARY 26, 2019**

RESOLUTION NO. 2019-03

WHEREAS, the Housing Authority of New Orleans (HANO) maintains approximately 230 vacant scattered site properties and 4 partially developed traditional public housing sites throughout Orleans Parish and determined that these sites are underutilized and have development potential; and

WHEREAS, HANO issued Request for Qualifications (RFQ) #18-911-29 to solicit proposals for the development of up to 177 of HANO's vacant properties; and

WHEREAS, HANO received a response to RFQ #18-911-29 from LDG Multifamily, LLC (Developer) to develop Christopher Park and vacant land at Florida further defined in Exhibit A (Properties); and

WHEREAS, In accordance with the evaluation process outlined in the RFQ, an evaluation committee convened to review and score the proposals; and

WHEREAS, the evaluation committee scored the proposal 80 out of 100 points, the highest score on the properties proposed; and

WHEREAS, subsequent negotiations with the Developer have yielded a proposal to develop 312 mixed-income units at Florida and 216 mixed-income units at Christopher Park, 2/3 of which will be available to households at 80% of Area Median Income; and

WHEREAS, the disposition of all Properties are subject to approval by HUD; and

WHEREAS, the proposal (1) meets the requirements outlined in the RFQ, creating 2/3 of the unit count for households at 80% of Area Median Income or less, including more than the required 25% for HANO clients; (2) provides much need affordable housing; and (3) furthers HANO's mission to provide affordable housing opportunities, HANO staff recommends that HANO enter into an Option to Lease and Development Agreement (Agreement) with the Developer for the Properties; and

WHEREAS, The Agreement provides the sole and exclusive right and option to lease the Properties subject to the terms and conditions in the Agreement which outline the developer's responsibilities and deliverables prior to exercise of the option and financial closing;

**Resolution No. 2019-03
February 26, 2019
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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 necessary to effectuate the Option to Lease and Development Agreement for the properties listed in Exhibit A with LDG Multifamily, LLC, or related developer affiliate, in order to implement the Development Program for mixed-income rental and potential homeownership opportunities.

Executed this 26th day of February, 2019

APPROVAL:

**CASIUS PEALER
PRESIDENT, BOARD OF COMMISSIONERS**



February 26, 2019

MEMORANDUM

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

Through Gregg Fortner
Executive Director

From: Jennifer Adams
Director, Development and Modernization

Re: Approval of Iris Development, LLC Proposals for Rental and Homeownership
for Various Uptown and West Carrollton Scattered Sites

On June 8, 2018, the Housing Authority of New Orleans (HANO) issued Request for Qualifications (RFQ) #18-911-29 for the development of 177 vacant properties owned by HANO in support of its Scattered Sites Strategy. Respondents were allowed to propose on one or more of the parcels. HANO received 6 proposals by the July 18, 2018 due date. In accordance with the evaluation process outlined in the RFQ, an evaluation committee was established to review and score the proposals.

Iris Development, LLC (Developer) was one of the respondents to the RFQ, proposing to build on several lots in the Uptown and West Carrollton areas of New Orleans with a mix of homeownership and rental units to be made available to a variety of affordability levels, including 25% to HANO clients, 2/3 to households at 80% of Area Median Income or below, and 1/3 to market rate. There were no other proposals for the same addresses. The evaluation committee scored the proposal 79 out of 100 points. It was the highest score for the properties proposed.

Upon further negotiations with the Developer, the current Development Program proposes the construction of 98 units—80 rental and 18 homeownership, with 2/3 of the units available to households at 80% of Area Median Income or less. This will be achieved through 56 project-based vouchers, to be applied for in a separate process, and 10 affordable homeownership opportunities whose ongoing affordability is secured by the Crescent City Community Land Trust. HANO proposes to provide a long term ground lease for the rental properties and a fee simple sale of the homeownership properties. The Development Program is subject to minor adjustments dictated by a community engagement process and applications for financing, but the Developer will maintain approximately the same percentage of affordable units.

DEVELOPMENT PROGRAM

HANO Address	Homeownership			Rental			Total Units
	market	affordable	subtotal	market	affordable (PBV)	subtotal	
400 Dufossat (aka 5200 Tchoupitoulas)	5	1	6	0	0	0	6
1400 - 1440 Gen Ogden	0	0	0	8	12	20	20
1417-19 General Ogden	0	0	0	0	2	2	2
1433-39 General Ogden	0	0	0	0	2	2	2
1738-40 General Ogden	0	0	0	0	2	2	2
1000 - 1016 Melpomene (aka 1018 Melpomene)	1	2	3	2	4	6	9
8520 Zimple (aka 8522 Zimple)	1	0	1	0	0	0	1
8725-33 Plum	1	1	2	0	0	0	2
1715 -1735 Cambronne (aka 1711 Cambronne)	0	0	0	8	4	12	12
8951 Birch (aka 8901 Birch)	0	1	1	0	4	4	5
1324-26 Eagle	0	1	1	0	0	0	1
1625 Eagle	0	1	1	0	0	0	1
8718-20 Willow (aka 8716 Willow)	0	1	1	0	0	0	1
8811 Hickory (aka 1802 Eagle)	0	2	2	0	0	0	2
3249 Tchoupitoulas							
410 Pleasant (aka 3231 Tchoupitoulas)	0	0	0	6	26	32	32
3250 St Thomas							
SUBTOTAL	8	10	18	24	56	80	98

Because this proposal (1) meets the requirements outlined in the RFQ, creating 2/3 of the unit count for households at 80% of Area Median Income or less, including more than the required 25% for HANO clients; (2) provides much need affordable housing in areas of opportunity with access to public transportation and other amenities; and (3) furthers HANO's mission to provide affordable housing opportunities, HANO staff recommends that HANO enter into an Option to Lease and Purchase and Development Agreement (Agreement) with the Developer for the HANO properties listed in Exhibit A. The Agreement provides the sole and exclusive right and option to purchase and lease the HANO properties subject to the terms and conditions in the Agreement which outline the developer's responsibilities and deliverables prior to exercise of the option and financial closing. The final ground lease and sales are subject to approval by the HUD Special Applications Center and the HANO Board of Commissioners.

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 Option to Lease and Purchase and Development Agreement for the HANO properties listed in Exhibit A with Iris Development, LLC, or related developer affiliate, in order to implement the Development Program for mixed-income rental and homeownership opportunities.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
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FEBRUARY 26, 2019**

RESOLUTION NO. 2019-04

WHEREAS, the Housing Authority of New Orleans (HANO) maintains approximately 230 vacant scattered site properties and 4 partially developed traditional public housing sites throughout Orleans Parish and determined that these sites are underutilized and have development potential; and

WHEREAS, HANO issued Request for Qualifications (RFQ) #18-911-29 to solicit proposals for the development of up to 177 of HANO's vacant properties; and

WHEREAS, HANO received a response to RFQ #18-911-29 from Iris Development, LLC (Developer) to develop several parcels of HANO's vacant land in the Uptown and West Carrollton areas of New Orleans further defined in Exhibit A (Properties); and

WHEREAS, In accordance with the evaluation process outlined in the RFQ, an evaluation committee convened to review and score the proposals; and

WHEREAS, the evaluation committee scored the proposal 79 out of 100 points, the highest score on the properties proposed; and

WHEREAS, subsequent negotiations with the Developer have yielded a proposal to develop 98 mixed-income units, both rental and homeownership at the Properties, 2/3 of which will be available to households at 80% of Area Median Income or below and a minimum of 25% available for HANO clients; and

WHEREAS, the disposition of all Properties are subject to approval by HUD; and

WHEREAS, the proposal (1) meets the requirements outlined in the RFQ, creating 2/3 of the unit count for households at 80% of Area Median Income or less, including more than the required 25% for HANO clients; (2) provides much need affordable housing in areas of opportunity with access to public transportation and other amenities; and (3) furthers HANO's mission to provide affordable housing opportunities, HANO staff recommends that HANO enter into an Option to Lease and Purchase and Development Agreement (Agreement) with the Developer for the Properties; and

WHEREAS, The Agreement provides the sole and exclusive right and option to purchase and lease the Properties subject to the terms and conditions in the Agreement which outline the developer's responsibilities and deliverables prior to exercise of the option and financial closing;

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February 26, 2019
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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 necessary to effectuate the Option to Lease and Purchase and Development Agreement for the Properties with Iris Development, LLC, or related developer affiliate, in order to implement the Development Program for mixed-income rental and homeownership opportunities.

Executed this 26th day of February, 2019

APPROVAL:

CASIUS PEALER
PRESIDENT, BOARD OF COMMISSIONERS