

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
APRIL 17, 2012**

RESOLUTION No. 2012-12

WHEREAS, on August 13, 2010 the Housing Authority of New Orleans (HANO) issued Request for Qualifications (RFQ) Number 10-120-08-18 for the purpose of procuring a development partner to assist HANO in completing and submitting a HUD Choice Neighborhoods Initiative (CNI) grant application for the Iberville revitalization effort and to implement the comprehensive redevelopment project at that site; and

WHEREAS, on September 29, 2010 the HANO Board of Commissioners approved Resolution No. 2010-59 authorizing HANO to begin negotiations of a Master Development Agreement with HRI Properties/McCormack Baron Salazar Development Team to implement the comprehensive redevelopment project at the Iberville Housing Development; and

WHEREAS, HRI Properties and McCormack Baron Salazar subsequently formed the joint venture Iberville Revitalization Company, LLC (IRC) to serve as the official development partner with HANO on the Iberville/Tremé Choice Neighborhoods Initiative (CNI); and

WHEREAS, HANO and the City were notified by HUD on August 31, 2011 that they were awarded a \$30.5m CNI Implementation Grant, comprised of FY 2010 and FY 2011 funds; and

WHEREAS, HANO and the IRC have negotiated the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement ("Implementation Agreement"), which will serve as the governing Master Development Agreement for all components of the CNI Transformation Plan. This document establishes the guiding principles, overarching business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI; and

WHEREAS, the Implementation Agreement establishes that IRC is responsible for 1) implementing the Housing component of the CNI Transformation Plan, including the completion of all 821 replacement units in a mixed income manner 2) implementing the entire People component of the CNI Transformation Plan, and 3) implementing the retail and infrastructure aspects of the Neighborhood component of the CNI Transformation Plan; and

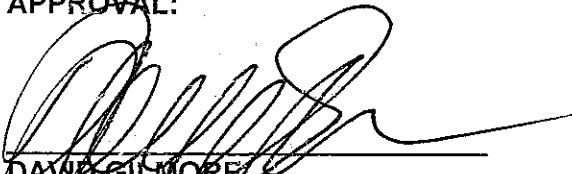
WHEREAS, the scope, budget, and schedule for individual CNI development phases will be negotiated and entered into separately, and will come to the board for additional approval.

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BE IT THEREFORE RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Administrative Receiver to execute the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement with the Iberville Revitalization Company, LLC.

Executed this 17th day of April, 2012.

APPROVAL:



DAVID GILMORE
BOARD OF COMMISSIONERS



April 17, 2012

MEMORANDUM

**To: David Gilmore
Board of Commissioners**

**From: Maggie Merrill
Senior Advisor to the Administrative Receiver**

**Desiree Andrepont
Director, Real Estate Planning and Development**

**Re: Iberville/Tremé Choice Neighborhoods Initiative Implementation
Agreement**

The Housing Authority of New Orleans (HANO) issued Request for Qualifications (RFQ) Number 10-120-08-18 on Friday, August 13, 2010 for the purpose of procuring a development partner to assist HANO in completing and submitting a HUD Choice Neighborhoods Initiatives (CNI) Grant application for the Iberville Revitalization Effort and to implement the comprehensive redevelopment project at that site.

On September 29, 2010 HANO's Board approved Resolution No. 2010-59 authorizing HANO to begin negotiations of a Master Development Agreement with the HRI Properties/McCormack Baron Salazar Development Team, which subsequently formed a joint venture, the Iberville Revitalization Company, LLC (IRC). IRC will serve as the Master Developer for the Choice Neighborhoods Initiative (CNI) Transformation Plan, which includes the redevelopment of the Iberville housing development, one-for-one replacement of 821 public housing units in the CNI neighborhood in a mixed-income manner, providing community supportive services, increasing educational opportunities, providing workforce development, increasing access to neighborhood amenities and retail, infrastructure improvements, enhancing cultural opportunities, and increasing recreational opportunities.

HANO and the IRC have negotiated the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement ("Implementation Agreement"), which will serve as the governing Master Development Agreement for all components of the CNI Transformation Plan. This document establishes the guiding principles, overarching

business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI. IRC is responsible for 1) implementing the Housing component of the CNI Transformation Plan, including the completion of all 821 replacement units in a mixed income manner throughout the CNI neighborhood, 2) implementing the entire People component of the CNI Transformation Plan, and 3) implementing the retail and infrastructure aspects of the Neighborhood component of the CNI Transformation Plan. While the Implementation Agreement sets overarching business terms, such as establishing the developer fee up to 12% and requiring compliance with HANO's new Section 3 Employment, Training, and Contracting Policy for all components, it does not include details on individual development phases. The scope, budget, and schedule for individual CNI development phases will be negotiated and entered into separately, and will come to the board for additional approval.

In preparation for conducting the pre-development work on the first housing phases of CNI, and to keep on schedule with the implementation of the Housing, People, and Neighborhood components of the CNI Transformation Plan, it is critical that this Implementation Agreement be executed as soon as possible.

The Board of Commissioners is hereby requested to authorize the Administrative Receiver to execute the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement with the Iberville Revitalization Company, LLC.