

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
MARCH 26, 2013**

RESOLUTION NO. 2013-12

WHEREAS, The Housing Authority of New Orleans (HANO) entered into a Master Developer Agreement (MDA) with Keith B. Key Enterprises (Developer) on February 29, 2008 to redevelop the BW Cooper housing site; and

WHEREAS, the MDA contemplated approximately \$158.7 million of funding, including Low Income Housing Tax Credit equity, CDBG funds, and HANO capital and program income funds to complete the 410-unit BW Cooper mixed-finance, mixed-income redevelopment project; and

WHEREAS, Congress did not extend the GO-Zone tax credit placed in service deadline by September 30, 2011; and

WHEREAS, the project was reduced to 250 units now known as Phase IA; and

WHEREAS, HANO and the Developer have determined that the Project's redevelopment, including, but not limited to, all supporting public and private facilities and infrastructure, are necessary for sound community development; and

WHEREAS, the Board of Commissioners of HANO (the "Board") has determined that if the project was bifurcated, the two phases would be known as Phase IA and Phase IB; and

WHEREAS, the amount previously allocated between Phase 1A and 1B was \$27.2 million; and

WHEREAS, approximately \$500,000 in additional HANO capital funds will be utilized for the construction of a new on-site community center; and

WHEREAS, the new HANO permanent loan amount of \$27.7 million will be reallocated between the Phase IA and Phase IB projects;

WHEREAS, HANO desires to enter into a bridge loan to provide up to \$5 million to the 160 unit BW Cooper 1B mixed-finance redevelopment project for the financial closing; and

WHEREAS, HANO, with the approval of HUD, desires to provide operating subsidy for up to fifty three public housing units;

NOW, THEREFORE, BE IT RESOLVED:

1. The Administrative Receiver is hereby authorized to negotiate and execute any and all documents necessary to provide a Bridge Loan for the development of the 160-unit Project in the amount of up to \$5 million until sufficient tax credit equity is received for the project.

Resolution No. 2013-12

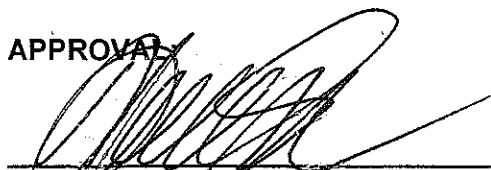
March 26, 2013

Page 2

2. The Administrative Receiver is hereby authorized to execute the documents necessary to complete the financial closing for the 160-unit BW Cooper IB mixed-finance redevelopment project and to revise the necessary closing documents for Phase IA to reflect the bifurcation of the overall 410-unit Phase I development.
3. The Administrative Receiver is hereby authorized to increase the total permanent funding to the project by \$500,000 toward the construction of a new onsite community center.
4. The Administrative Receiver is hereby authorized to negotiate and execute any and all documents necessary to revise the structure of the Phase IA redevelopment and reallocate Bridge Loan and Permanent Loan funds between Phase IA and Phase IB.
5. The Administrative Receiver is hereby authorized to negotiate and execute any and all other documents necessary to provide operating subsidy for up to 53 public housing units and to obtain any and all necessary HUD approval related thereto.

Executed this 26th day of March, 2013

APPROVAL



**DAVID GILMORE
ADMINISTRATIVE RECEIVER
CHAIRMAN, BOARD OF COMMISSIONERS**



March 26, 2013

MEMORANDUM

**To: David Gilmore
Administrative Receiver
Chairman, Board of Commissioners**

**From: Desiree Andrepont
Director of Real Estate Planning and Development**

Re: BW Cooper Phase IA and IB

Board of Commissioners' approval is requested for the attached resolution authorizing the Administrative Receiver of the Housing Authority of New Orleans ("HANO") to execute the documents necessary to complete the financial closing for the 160-unit BW Cooper IB mixed-finance redevelopment project and to revise the necessary closing documents for Phase IA to reflect the bifurcation of the overall 410-unit Phase I development.

HANO will also increase the total permanent funding to the project by \$500,000 toward the construction of a new onsite community center. The total amount of permanent funding will be \$27.7 million.

The Total Development Cost of the 160-unit project including demolition, infrastructure, ground lease and vertical construction is approximately \$46.6 million funded as follows:

\$10.5 million – Tax Credit Equity

\$15.6 million – CDBG (State)

\$20.5 million -- HANO (Capital, RHF, 901, Program Income and Ground Lease)

Approval of the attached Board Resolution will also authorize HANO to enter into a Bridge Loan to provide up to \$5 million to the 160-unit project until sufficient tax credit equity is received for the project.

Finally, approval of the attached Board Resolution will authorize the Administrative Receiver, with approval from HUD, to execute the documents necessary to provide operating subsidy for up to fifty - three (53) public housing rental units.