

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
May 21, 2013**

RESOLUTION NO. 2013-26

WHEREAS, the Housing Authority of New Orleans ("HANO") and Providence Enterprise Orleans, LLC ("Developer") entered into a Master Development Agreement dated as of March 6, 2008, which was amended by that certain First Amendment to the Master Development Agreement dated April 12, 2011 and by that certain Second Amendment to the Master Development Agreement dated October 18, 2011 (as amended, the "MDA"), which MDA sets forth the general terms and conditions for the redevelopment, in phases, of the former Lafitte public housing site into a mixed-use, mixed-income development (the "Lafitte Development"); and

WHEREAS, as part of the master plan for the redevelopment contained in the MDA, the Developer was required to rehabilitate the historic administration building and a limited representative sample of residential buildings in proximity to the administration building and construct fifty two (52) residential units on the property bounded by Lafitte Avenue, North Prieur Street, Orleans Avenue and North Roman Street, which residential units will be sold to third parties (the "Block 6 Homeownership Project"); and

WHEREAS, HANO and the Developer later determined that the redevelopment would maintain two (2) residential buildings in addition to the historic administration building (collectively, the "Historic Buildings"); and

WHEREAS, HANO and the Developer agreed to sublease two (2) of the Historic Buildings to Total Community Action in order for that organization to rehabilitate those buildings into a Head Start Center and Daycare as part of the Onsite III Rental component ("Phase III Onsite"); and

WHEREAS, HANO intends to engage the Developer as an independent contractor to provide development services in connection with the development and construction of the third of three Historic Buildings ("Building C-47"); and

WHEREAS, HANO and the Developer have tentatively agreed to rehabilitate Building C-47 into a mixed-use project to include a permanent management office, resident clubhouse, and amenity space and commercial space; and

WHEREAS, HANO is supportive of the Developer's plans for Building C-47 and desire to authorize the preliminary design work and cost estimating process required in connection therewith; and

WHEREAS, the Developer continues to develop schematic design plans and sources of financing for the rehabilitation on Building C-47; and

WHEREAS, HANO has committed the amount of Two Million Ninety Three Thousand Six Hundred Fifty Three and 52/100 Dollars (\$2,093,653.52) to be used for the rehabilitation of non-residential structures within the Lafitte Redevelopment (the "HANO Non-Residential Commitment");

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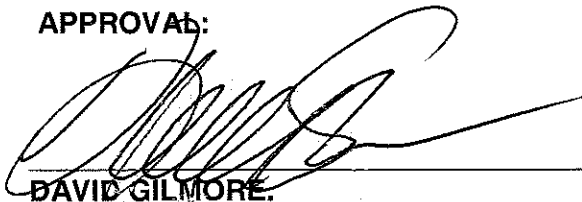
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WHEREAS, HANO has committed to providing Fifteen Million Six Hundred Thousand Dollars (\$15,600,000.00) for the development and construction of the Block 6 Homeownership Project from HANO Program Income Funds, Federal Emergency Management Agency Replacement Funds and/or such other funds as HANO may identify, and the Block 6 Homeownership Project will be wholly owned by HANO.

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans approves funding the Two Million Ninety Three Thousand Six Hundred Fifty Three and 52/100 Dollars (\$2,093,653.52) to be used for the rehabilitation of non-residential structures within the Lafitte Redevelopment, and approves funding the Fifteen Million Six Hundred Thousand Dollars (\$15,600,000.00)) for the development and construction of the Block 6 Homeownership Project from HANO Program Income Funds, Federal Emergency Management Agency Replacement Funds and/or such other funds as HANO may identify and authorizes its Administrative Receiver to execute any and all documents necessary for the Third Amendment to the Master Development Agreement.

Executed this 21 day of May 2013

APPROVAL:

A handwritten signature in black ink, appearing to read 'D. Gilmore', is written over a horizontal line. The signature is fluid and cursive.

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



May 21, 2013

MEMORANDUM

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

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

Re: Third Amendment to the Lafitte Master Development Agreement

On March 6, 2008, the Housing Authority of New Orleans ("HANO") entered into a Master Development Agreement ("MDA") with Providence Enterprise Orleans, LLC ("Developer") for the Lafitte Development. The MDA set forth the terms and conditions for the redevelopment of the Lafitte public housing site (including the Phase III Onsite), Sojourner Truth Community Center site, and scattered sites in the Tremé and Tulane/Gravier neighborhoods.

HANO and the Developer later determined that the redevelopment would maintain two (2) residential buildings in addition to the historic administration building (collectively, the "Historic Buildings"). Two (2) of the Historic Buildings were approved for redevelopment as part of the Second Amendment to the MDA. It was decided by HANO that the Developer will manage the rehabilitation of the third of the three Historic Building (Building C-47) directly. HANO and the Developer have tentatively agreed to rehabilitate Building C-47 into a mixed use project with a permanent management office, amenity space, commercial office space, and a resident clubhouse.

In addition, as part of the master plan for the redevelopment contained in the MDA, the Developer is required to develop fifty two (52) residential units on the property bounded by Lafitte Avenue, North Prieur Street, Orleans Avenue, and North Roman Street, which residential units will be sold to third parties (the "Block 6 Homeownership Project").

Board of Commissioner's approval is requested for the attached resolution authorizing HANO to provide funding of Two Million Ninety Three Thousand Six Hundred Fifty Three and 52/100 Dollars (\$2,093,653.52) to be used for the rehabilitation of non-residential structures within the Lafitte Redevelopment and provide funding of Fifteen Million Six Hundred Thousand Dollars (\$15,600,000.00) for the construction of fifty two (52) residential units for sale to third parties by executing the Third Amendment to the Master Development Agreement.