

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 25, 2016**

RESOLUTION NO. 2016-29

WHEREAS, the Housing Authority of New Orleans (HANO) is the owner of 14 parcels of land located in the State of Louisiana, Parish of Orleans bearing the municipal addresses set forth on Exhibit "A" attached hereto (the "Property"); and

WHEREAS, in consideration of: 1) the recovery efforts of HANO following Hurricane Katrina and in compliance with Community Development Block Grant Supplemental Disaster regulations; 2) HANO's agreement to comply with Amendment No. 2 to Louisiana's First CDBG Action Plan (Katrina/Rita) and Amendment No. 7 to Louisiana's Second CDBG Action Plan (Katrina/Rita), as amended, supplemented, or otherwise modified; and 3) HANO's agreement to use and maintain the property in accordance with the Environmental Review Record pertaining to the Property prepared by the Louisiana Department of Administration, Office of Community Development; and in order to facilitate recovery efforts and the public benefits to be derived therefrom, Road Home Corporation, d/b/a LLT transferred the Property to HANO, at no cost to HANO, as authorized by Resolution #2011-59; and

WHEREAS, the New Orleans Redevelopment Authority "(NORA)" is a body public corporate and political, which exists and operates generally for public purposes which include the prevention and elimination of blighted areas, the development of vibrant neighborhoods and establishment of economically and socially sound communities through a broad-range of redevelopment activities; and

WHEREAS, NORA has been designated by the City of New Orleans as the entity to accept title to all properties formerly owned by the Road Home Corporation, d/b/a LLT located in Orleans Parish and to manage their disposition; and

WHEREAS, HANO now desires to transfer the Property to NORA for the valued public purpose of management and disposition in accordance with NORA's Residential Disposition Policies and Procedures; the ultimate goal of which is to place properties back into commerce and to redevelop New Orleans; and

WHEREAS, Article VII, Section 14(C) of the Constitution of the State of Louisiana provides that "For a public purpose, the state and its political subdivisions...may engage in cooperative endeavors with each other...or with any public or private association, corporation, or individual;" and

WHEREAS, for and in consideration of the prevention and elimination of blighted property, in order to permit the management and disposition of the Property in accordance with NORA's Residential Disposition Policies and Procedures thereby placing the Property back into commerce, and the public benefits to be derived therefrom, which support HANO's mission and purposes, HANO intends to enter into a Cooperative Endeavor Agreement and Act of Transfer with NORA in order to transfer title to the Properties;

WHEREAS, HANO's Executive Staff has reviewed and recommends approval of the disposition of the Property to NORA.

THEREFORE, BE IT RESOLVED, the Board of Commissioners approves the disposition of the Properties to NORA in consideration of the prevention and elimination of blighted property, in order to permit the management and disposition of the Property in accordance with NORA's Residential Disposition Policies and Procedures thereby placing the Property back into commerce, and the public benefits to be derived therefrom, and the Executive Director, or his designee is hereby authorized and directed to negotiate and execute on behalf of HANO all documents necessary or convenient to effectuate the disposition herein contemplated, which documents shall specifically include a Cooperative Endeavor Agreement and Act of Transfer between HANO and NORA, and any and all other documents necessary to effect said transfer, and to pay all necessary and reasonable expenses or fees associated with this transfer.

Executed this 25th day of October, 2016

APPROVAL:



DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS

EXHIBIT "A"

MUNICIPAL ADDRESSES OF PROPERTIES

Municipal Address
1667 N. Rocheblave St.
2620 Palmyra St.
2410 Dumaine St.
2221 Bienville St.
2612-14 St. Philip St.
1012-14 N. Broad
1543 N. Robertson St.
2643-45 Dumaine St.
2631 St. Ann St.
2505-07 Palmyra St.
2521-23 Banks St.
1917 Gov. Nicholls St.
2529 Lapeyrouse St.
1819 St. Philip St.



October 25, 2016

MEMORANDUM

**To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Andreanecia M. Morris,
Commissioner Vonda Rice and Commissioner Cantrese Wilson**

**Through Gregg Fortner
Executive Director**

**From: Jennifer Adams
Director, Development and Modernization**

Re: Transfer of LLT Properties to NORA

In 2012, Road Home Corporation, d/b/a Louisiana Land Trust (LLT), transferred 14 properties referenced in Exhibit A (Properties) to the Housing Authority of New Orleans (HANO) at no cost in order to facilitate recovery efforts in compliance with Community Development Block Grant Supplemental Disaster regulations. These properties are located within the Choice Neighborhood Initiative (CNI) boundaries, and HANO anticipated developing these 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 City of New Orleans (City), the New Orleans Redevelopment Authority (NORA), and HANO jointly issued a Notice of Funding Availability (NOFA) for City financial resources paired with NORA and HANO properties for the development of affordable housing within the CNI boundaries.

NORA exists and operates generally for public purposes including the prevention and elimination of blighted areas, the development of vibrant neighborhoods and establishment of economically and socially sound communities through a broad-range of redevelopment activities. NORA has been designated by the City as the entity to accept title to all properties formerly owned by the LLT located in Orleans Parish, and to manage their disposition.

Due to NORA's role in the disposition of LLT properties and its participation in the joint NOFA, HANO desires to transfer these properties to NORA at no cost in accordance with the provisions of La. Const. Art. 7, Section 14 for the valued public purpose of management and disposition in accordance with NORA's Residential Disposition Policies and Procedures and in support of the goals and requirements of the CNI grant.

HANO requests that Board of Commissioners approve the disposition of the Properties to NORA and authorize the Executive Director to execute all documents necessary to effectuate the disposition and to pay all necessary and reasonable expenses or fees associated with this transfer.