

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
APRIL 25, 2017**

**RESOLUTION NO. 2017-07**

**WHEREAS**, the Housing Authority of New Orleans (HANO) maintains approximately 230 vacant scattered site properties throughout Orleans Parish and determined that many of these sites are underutilized and have development potential; and

**WHEREAS**, HANO issued Request for Qualifications (RFQ) #14-911-48 to solicit Statements of Qualifications and Letters of Interest from developers that possess the necessary qualifications to develop HANO's vacant scattered site properties; and

**WHEREAS**, based on the results of the RFQ, Resolution No. 2015-01 established a list of 20 potential partners pre-qualified to propose on the development of scattered site properties; and

**WHEREAS**, HANO issued Request for Proposals (RFP) #16-911-42 to solicit proposals from pre-qualified partners for the development 32 scattered sites parcels contained within the area roughly bounded by the Mississippi River to the south, Pontchartrain Expressway to the east, Claiborne Avenue to the north, and Audubon Park to the west, listed in Exhibit A (the Properties); and

**WHEREAS**, HANO received 4 responses to RFP #16-911-42 on November 18, 2016; and

**WHEREAS**, HANO convened a committee to evaluate each proposal and the proposals were ranked in the following order: Project Homecoming, Perez/Harmony Neighborhood Development; JC Patin; REO, LLC/Nationwide Real Estate Corporation/Doucette & Associated General Contractors; and

**WHEREAS**, HANO determined that each respondent demonstrated sufficient capacity to develop a subset of the Properties and assist HANO in meeting the objectives of the RFP and HANO's Scattered Sites Strategy; and

**WHEREAS**, the Procurement Manager has certified that this procurement was conducted in accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy; and

**WHEREAS**, HANO staff recommends moving forward with the development of the Uptown scattered sites by negotiating development agreements with all four respondents;

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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 enter into negotiations with Project Homecoming, Perez/Harmony Neighborhood Development; JC Patin; REO, LLC/Nationwide Real Estate Corporation/Doucette & Associated General Contractors on development agreements for the redevelopment of the Uptown Vacant Scattered Site Properties as assigned in Exhibit A pursuant to Request for Proposals #16-911-42. HANO also requests authorization to negotiate development agreements with each of the four firms above for the development of additional "unassigned properties" listed in Exhibit A on a case by case basis.

**Executed this 25<sup>th</sup> day of April, 2017**

**APPROVAL:**



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**ALICE RIENER**  
**PRESIDENT, BOARD OF COMMISSIONERS**

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**Exhibit A**

**Uptown Vacant Scattered Site Properties**

**Project Homecoming**

1421-23-25 Constance (a.k.a 1423)  
2331-33 Annunciation (a.k.a 2335)  
2400 St Thomas (a.k.a 540 First St)  
2411 St Thomas  
2417-19 St Thomas  
930 7th  
3644 Annunciation  
3664 Annunciation  
735 Amelia

**Perez/Harmony Neighborhood Development**

2118-20-22 Danneel  
2901-03-05-07 Dryades  
2256 Baronne  
1205 S. Saratoga  
1209 S Saratoga  
2225 Third  
2400 Jackson  
3605 S Saratoga  
518 Cadiz

**JC Patin**

1120 Thalia

**REO, LLC/Nationwide Real Estate Corporation/Doucette & Associated General Contractors**

428 7th (a.k.a 432 7th)

**Unassigned**

1213 S Saratoga (a.k.a 1213-15)  
1816 Clio  
1000 Melpomene  
1008 Melpomene  
1016 Melpomene  
1231 Constance (a.k.a. 1229)  
3249 Tchoupitoulas  
410 Pleasant (a.k.a 3231 Tchoupitoulas)  
3250 St Thomas  
220-22 Eleonore  
400 Dufossat (a.k.a 5200 Tchoupitoulas)  
5312 Constance



**April 25, 2017**

**MEMORANDUM**

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

**Through** Gregg Fortner  
Executive Director

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

**Re:** RFP #16-911-42  
Selection of Developers for Uptown Vacant Scattered Site Properties

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In February 2015, Resolution No. 2015-01 identified 20 potential partners to develop approximately 230 vacant scattered site properties that HANO owns throughout Orleans Parish. On August 31, 2016, HANO issued Request for Proposals (RFP) #16-911-42 for the development of Uptown Vacant Scattered Site Properties to the 20 partners that were qualified in February 2015. The package of properties consisted of 32 parcels of land listed in Exhibit A (the Properties) roughly bounded by the Mississippi River to the south, Pontchartrain Expressway to the east, Claiborne Avenue to the north, and Audubon Park to the west. Developers were allowed to propose on one or more of the parcels. HANO received 4 proposals by the November 18, 2016 due date.

In accordance with the evaluation process outlined in the RFP, an evaluation committee was established to review the proposals received in response to the solicitation. The committee discussed the proposals and came to a consensus score for criteria for each proposal received.

Proposals were ranked as follows:

1. Project Homecoming
2. Perez/Harmony Neighborhood Development
3. JC Patin
4. REO, LLC; Nationwide Real Estate Corporation; Doucette & Associated General Contractors

HANO recommends that 20 of the Properties be awarded and divided among each of the 4 respondents according to Exhibit A, taking into account the ranking of each proposal and evaluated capacity of the firms to finance and construct housing.

The remaining 12 Properties, also listed in Exhibit A, are unassigned at this time. If any of the respondents above demonstrate a need to incorporate one or more of the unassigned properties into its development plan or successfully complete the development of the assigned properties and wish to continue developing Uptown scattered site properties, HANO requests the authority to make additional properties available for development from the list of unassigned properties on a case by case basis.

## **CERTIFICATIONS**

### **Procurement**

The Procurement Manager has certified that this procurement was conducted in accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy. The procurement memo is in your packet.

HANO requests that the Board of Commissioners authorize the Executive Director to enter into negotiations with Project Homecoming, Perez/Harmony Neighborhood Development; JC Patin; REO, LLC/Nationwide Real Estate Corporation/Doucette & Associated General Contractors on development agreements for the redevelopment of the Uptown Vacant Scattered Site Properties as assigned in Exhibit A pursuant to Request for Proposals #16-911-42. HANO also requests authorization to negotiate development agreements with each of the four firms above for the development of additional "unassigned properties" listed in Exhibit A on a case by case basis.