

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
JULY 31, 2018**

**RESOLUTION NO. 2018-11**

**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) #18-911-19 to solicit proposals for the development of up to fourteen scattered sites parcels; and

**WHEREAS**, HANO received one response to RFP #18-911-19 on May 31, 2018; and

**WHEREAS**, HANO convened a committee to evaluate the proposal submitted by MACO Development Company, LLC; and

**WHEREAS**, HANO determined that the respondent demonstrated sufficient capacity to assist HANO in meeting the objectives of the RFQ by developing five of the parcels made available through the RFQ with the following municipal addresses: 1406-08 Congress; 1414 Congress; 1416 Congress; 1816 Clio; 1705 St. Thomas (Properties); and

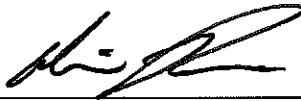
**WHEREAS**, the Procurement Manager has certified that this procurement was conducted in accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy; and

**WHEREAS**, HANO staff recommends moving forward with the development of the Properties by negotiating development agreements with the respondent;

**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 MACO Development Company, LLC on development agreements for the redevelopment of the five Properties pursuant to Request for Qualifications #18-911-19, subject to final approval of the development agreement by the Board of Commissioners.

**Executed this 31<sup>st</sup> day of July, 2018**

**APPROVAL:**

 8/28/18

**ALICE RIENER  
PRESIDENT, BOARD OF COMMISSIONERS**



**July 31, 2018**

**MEMORANDUM**

**To:** Board of Commissioners  
President Alice Riener, Vice President Andreanecia M. Morris,  
Commissioner Toni Hackett Antrum, Commissioner Sharon Jasper,  
Commissioner Debra Joseph, Commissioner Casius Pealer,  
Commissioner Kim Piper and Commissioner Lisha A. Wheeler

**Through** Gregg Fortner  
Executive Director

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

**Re:** RFQ #18-911-19 - Development of Scattered Site Properties - 2018

---

On April 20, 2018, the Housing Authority of New Orleans (HANO) issued Request for Qualifications (RFQ) #18-911-19 for the development of select scattered site properties that are not subject to the requirements of the Department of Housing and Urban Development's (HUD) public housing Annual Contributions Contract (ACC) and have the potential to meet site and neighborhood standards of the project-based voucher (PBV) application process. The RFQ listed 14 properties available to one or more developers to develop affordable housing on one or more of the properties. HANO received one proposal by the May 31, 2018 due date from MACO Development Company, LLC (MACO).

MACO submitted a proposal that utilizes five of properties from the RFQ listed below (Properties) that they request to package with two additional parcels for which they have already gained site control in order to apply for two separate Low Income Housing Tax Credit (LIHTC) allocations.

<b>Address</b>	<b>Lot Size (SF)</b>	<b>Neighborhood</b>	<b>Proposed units</b>
1406-08 Congress	6,420	St Claude	4
1414 Congress	3,210	St Claude	2
1416 Congress	3,210	St Claude	2
1816 Clio	4,156	Central City	7
1705 St. Thomas	3,105	Lower Garden	2

In accordance with the evaluation process outlined in the RFQ, an evaluation committee was established to review the proposal received in response to the solicitation. The committee discussed the proposal and came to a consensus score for criteria for the proposal. Based on the evaluation committee's review of the proposal, HANO staff recommends entering into negotiations to with MACO Development Company, LLC to develop the five Properties.

## **CERTIFICATIONS**

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 MACO Development Company, LLC on development agreements for the redevelopment of the five Properties pursuant to Request for Qualifications #18-911-19.