



**Board of Commissioners  
Regular Meeting**

**Helen W. Lang Memorial Boardroom  
Building B  
4100 Touro Street  
New Orleans, LA 70122**

**AGENDA**

**Tuesday, January 14, 2014  
10:30 a.m.**



**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING**

You are hereby notified that the **Board of Commissioners of the Housing Authority of New Orleans** will meet in **Regular Session** in the **Helen W. Lang Memorial Boardroom of the Authority** located at **4100 Touro Street, Building B – First Floor** in the **City of New Orleans, Louisiana 70122** at **10:30 a.m.** on the **14th day of January, 2014.**

David Gilmore, Chairman  
Board of Commissioners

Cc: Hon. Mitch Landrieu, Mayor, City of New Orleans  
Members of the City Council of New Orleans  
Resident Council Presidents  
Southeast Louisiana Legal Services – Housing Law Unit  
The Times-Picayune  
Louisiana Weekly

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
HELEN W. LANG MEMORIAL BOARDROOM  
BUILDING B  
4100 TOURO STREET  
NEW ORLEANS, LA 70122  
JANUARY 14, 2014  
10:30 A.M.**

**AGENDA**

**I. STATEMENT BY LEGAL COUNSEL**

"In accordance with the Louisiana Constitution Article XII, Section 3 and LSA-R.S. 42:4.1 - 13 the Board of Commissioners Meeting for the Housing Authority of New Orleans is hereby convened. As established in Sections 5 and 7 of R.S. 42 this meeting is open to the general public and notice of today's meeting as well as a copy of the Agenda have been provided and made available to the public prior to this meeting being called to order. Please adhere to the protocol as established and stated in the Agenda."

**II. CALL TO ORDER**

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON  
DECEMBER 17, 2013.**

**IV. PUBLIC COMMENT**

**V. ITEMS FOR APPROVAL**

**AUTHORIZATION(S)**

**Resolution #2013-58** - approves the disposition activity herein, to amend the March 2010 SAC Scattered Sites demolition/disposition approval to include disposition at less than fair market value proposed, and authorizes the Administrator Receiver to submit the appropriate amendment to HUD for approval **TAB 1**

**WALK ON(S)**

**VI. ADJOURNMENT**



**Board of Commissioners**

**Regular Meeting**

**Protocol**

4100 Touro Street, Building B  
New Orleans, Louisiana 70122

Revised: July 2008

The following shall be the Protocol used for all Board Meetings conducted by the Board of Commissioners for the Housing Authority of New Orleans.

- ❖ All meetings shall be called to order at 10:00 am
- ❖ The Board Chair, Executive Administrator, General Counsel and Executive Secretary must be present at all meetings.
- ❖ The Board of Commissioners meetings are open to the general public; however, no children are allowed.
- ❖ All visitors attending the meeting must be dressed in proper attire: shoes and shirt must be worn and no hats allowed.

At all times during the meeting, visitors must adhere to following rules

- All cell phones must be turned off
- No cameras or video equipment (except media)
- No pictures may be taken while the board meeting is in session (except media)

If a visitor wishes to speak on an agenda item they must:

- Present a comment card to the executive secretary and wait until the Executive Administrator announces their name to speak at the podium
  - Comments must relate to the agenda items for which a comment card was submitted
  - All comments are limited to 3 minutes only
  - Transferring of minutes to other visitors is not allowed
  - Once your comment is made you are not allowed a rebuttal if the Board Chairman or HANO representative provides feedback to your initial comment
- ❖ The aforementioned rules shall also apply to the Public Comment Period
  - ❖ Any requests for transcripts of the board meeting must be submitted in writing to the Executive Secretary

If at any time during the meeting the Board Chair deems any visitor's behavior to be disruptive to the orderly conduct of the meeting, that visitor shall be asked to leave the meeting or shall be escorted away from the premises.



**January 18, 2005**

## **BOARD MEETING**

### **Public Comment Rules**

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The following Rules were enacted by HANO Board Resolutions #96-32 and #96-48 and concern "Public Comment" at HANO Board Meetings. These rules will be enforced. Copies of these resolutions are available upon request and are briefly summarized as follows:

1. Each person wishing to comment must first sign in on the form provided no later than the beginning of the "Items for Approval" section of the agenda.
2. Speakers must note which item they wish to discuss on the Public Comment Card.
3. Each speaker has a maximum of 3 minutes to speak on the agenda item and during the public comment period. This may be extended by the Chair if warranted.
4. The Chair may limit cumulative testimony.
5. Behavior which disrupts the meeting, as determined by the Chair, may result in ejection from the meeting.

**HOUSING AUTHORITY OF NEW ORLEANS  
MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING  
DECEMBER 17, 2013**

**The Board of Commissioners of the Housing Authority of New Orleans met in Regular Session in the Helen W. Lang Board Room of the Authority located at 4100 Touro Street, Building B in the City of New Orleans, Louisiana 70122 at 10:30 a.m. on the 17th day of December, 2013.**

The Agenda for this meeting is attached.

**PRESENT**

David Gilmore, Board of Commissioners  
Robert Barbor, General Counsel

**HANO STAFF**

Leslie Dews  
Keith Pettigrew  
Maggie Merrill  
Robert Anderson  
Ron McIntyre  
Eddie Scott  
Dawn Domengeaux  
Arthur Waller  
Desiree Andrepont  
Lesley Thomas  
Allan Rivera  
Shelly Smith  
Mitchel Dussett  
Raymond Allen  
Audrey Plessy  
Valerie Pruitt  
Kelly Loisel  
Larry Barabino  
Melissa Asfour  
Cecilia Florent  
Issachar Nichols  
Henry Pittman  
Jennifer Adams  
Tomeka B. Jackson

**OTHERS**

Derrick Henry  
Cornelius Barnett  
Steven Kennedy  
Sonya Davis  
Dauphine Clark  
Geraldine Collins  
Theophilus Moore  
Mr. and Mrs. Addison Penn  
Lisa Vaughn  
Dwayne Berman, Royal  
Brial Lawler  
Terri North, Providence  
Calvin Stewart  
Monika Gerhardt, Fair Housing Center  
Valerie Brooks  
Vonda Rice  
Claudette Russell  
Debra Gould, DGAI  
Joe Gould, DGAI  
Ivy Wang, SLLS  
Dauphenette Martin

**RESIDENTS**

Paula Taylor, IDRC  
Dianne Connerly, Florida RC  
Mary Aples, BW Cooper RMC  
Constance Jasper, Fischer  
Kim Piper, Iberville RC  
Deborah Collins, BW Cooper RMC  
DaJuana Miller, BW Cooper  
Felicia Rodriquez, BW Cooper  
Fredericka Rodriquez, BW Cooper  
Brandie Rowe, BW Cooper  
Amy Kinard, BW Cooper  
Nedrick Dunn, BW Cooper  
Nake Lopez, Lafitte  
Tranice Lopez, Lafitte

**HUD**

Cheryl Williams  
Justin Ormsby

# MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR DECEMBER 17, 2013

## I. CALL TO ORDER

The Board of Commissioners regular meeting was called to order by David Gilmore, HANO's Board of Commissioners at 10:35 a.m.

## II. STATEMENT BY LEGAL COUNSEL

"In accordance with the Louisiana Constitution Article XII, Section 3 and LSA-R.S. 42:11-28 the Board of Commissioners Meeting for the Housing Authority of New Orleans is hereby convened. As established in Sections 14 and 19 of R.S. 42 this meeting is open to the general public and notice of today's meeting as well as a copy of the Agenda have been provided and made available to the public prior to this meeting being called to order. Please adhere to the protocol as established and stated in the Agenda."

## III. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING HELD ON NOVEMBER 19, 2013.

Mr. Gilmore APPROVED the Minutes of the Regular Meeting held on November 19, 2013.

## IV. PUBLIC COMMENT

**Cornelius Barnett:** I'm here to thank HANO, Mr. Gilmore and Mr. Larry and Mr. Lawrence George for giving me the opportunity to have the inspection job at the B.W. Cooper Housing Project. I'm an inspector at BW Cooper for the demolition.

Mr. Gilmore: Merry Christmas. You're doing a nice job. We're glad that you're able to do it okay.

**Derrick Henry:** I'm a former resident of B.W. Cooper. I received a job through metro, Mr. Lawrence and Mr. Larry assisted; I've been blessed with a new house and new opportunities. There are still issues and concerns that need to be attached, safety issues, and different things of that nature. But HANO has found me a job. Thank you for the opportunity.

Mr. Gilmore: Thank you, Merry Christmas.

**Sonya Davis:** I'm here to find out about the moving procedures and rules with Section 8. Once I return the key to my unit, I was told that I have to wait for the paper-work to be done with the new landlord. So where am I supposed to go after I move out of the landlord house?

Mr. Gilmore: I don't quite get what you mean. Are you moving from one house to another?

Davis: Yes.

Mr. Gilmore: With a voucher?

Davis: Yes.

Mr. Gilmore: Are you buying a house?

Davis: I wish I was. I wouldn't be going through this.



## MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR DECEMBER 17, 2013

Mr. Gilmore: Ok. You found another house, and you want to move. And you turned in the key to your old house?

Davis: Not yet. They told me once I do the key-return, that's when they begin to do the paper-work with the new landlord, and I'm issued a key. So where am I going to go?

Mr. Gilmore: That doesn't make any sense.

Davis: That's what I'm saying.

Mr. Gilmore: That's not right.

Davis: I won't have anywhere to stay.

Mr. Gilmore: That doesn't make any sense. If they didn't start processing your new paper-work until you've already turned your key into your old landlord, where are you going to live? Arthur Waller will turn you on to the right person to talk to, because what you've just described doesn't sound right to me. So would you see him and make sure you get it all straightened out.

Davis: Okay. Thank you.

**Steven Kennedy:** I have a few questions and one comment, Mr. Gilmore. I'll start with the questions first. It's in regard to Resolution 2013-56, The Scattered Site Disposition Approval. Maggie came yesterday and spoke to the Housing & Human Needs Committee at City Hall. The question I asked her and the General Counsel is about those scattered site properties that's in those "slivered by the river" neighborhoods such as Bywater and Irish Chanel, and those close by the river. Maggie said that some of those properties are going to be used for Affordable Housing. My question is, would there be an affordability covenant, because some of those properties that are being dispersed or disposed of in those areas are being gentrified, and their property values are extensively high. So, my question is, is affordability covenants going to be placed on the ones in those particular neighborhoods?

Mr. Gilmore: Yes. In a word, yes. And in addition to which, the buyer of the property who commits to do affordable housing on the property will have to post a bond assuring that affordability component will be completed as promised.

Kennedy: That's excellent to know. My next comment is, some of the extensive things that you all have been doing with Section 3...and I'd like to commend you, as well as Larry Barabino on his extensive efforts.

Mr. Gilmore: Did he set this all up? This guy is congratulating Larry Barabino.

Kennedy: No, he didn't; he's a good guy. And I've tracked HANO for a number of years, and HANO wasn't doing these things. So I wanted to inform the public about these particular programs.

Mr. Gilmore: Ok, Steven. Nice to see you.

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR DECEMBER 17, 2013

**Calvin Stewart:** I first took my question to Washington. But they said 'You need to go through the chain of command.' Mr. Waller, Mr. Pettigrew, Mr. Gilmore, in New Orleans. I said, 'I did that once before. It takes them so long to solve a problem, I thought I'd come straight to you guys.' So here, I'm bringing this problem to you. I did my homework: Chalmette, Metairie, St. Bernard, New Orleans...the rent amounts. In New Orleans, we get so much less than the people in those other areas, for the same bedrooms. Our bedrooms pass the Section 8 inspection, but yet we get less rent. But when we get our taxes, they cost the same thing as it does in Chalmette or Metairie. Our insurance, even higher in New Orleans. But yet we get less rent. I get for a 3-bedroom what I get for a 1-bedroom. They say 'we base it on the area.' But that's not true.

Mr. Gilmore: Are you a landlord?

Stewart: I am a landlord. They're picking off the top of their heads and give you a number. If you don't want to be in Section 8, just go rent it out right. I don't know if they know it, but if they force all the landlords out, they're not going to have jobs. They're forcing us out. My insurance, just for flood, is \$2,000.00; that's not even fire. Half my rent go to insurance, taxes; then I have up-keep. Why am I renting? I need somebody to address that problem. Just because the house is in the "hood". We have nice houses in the hood, that meet the standards. But we're not getting the same rent as the people on the hill. Tell me why.

Mr. Gilmore: Before the Housing Authority can accept a unit and allow it to be rented under the Section 8 program, the unit has to undergo a Rent Reasonableness Determination. Every other Housing Authority in the country does these things. Those Rent Reasonableness Determinations are almost a block-by-block analysis of what rent-values are in any given area...in a given neighborhood. And they are done, not by HANO, but by a contractor who does that sort of work. They do an analysis of the rents in each area of the city, down almost to a block-level. And those rents are what determines how much HANO can pay for a unit, or a resident can pay, in rent. Now, if the rents are higher in Metairie, or Chalmette, or any of these other places, the presumption is that those Rent Reasonableness Determinations have determined that the rent in the aggregate in those places are higher than they are here. But if you own a piece of property in New Orleans, that you want to be a part of the Section 8 program, and we'd be delighted to have you. Are you currently a Section 8 owner in the HANO program?

Stewart: I am. That's what I'm saying.

Mr. Gilmore: Okay. An objective analysis determines how much rent we can pay for these things. And we don't negotiate.

Stewart: I have a friend, in the same block, same bedrooms, \$300 more than I'm getting.

Mr. Gilmore: Mr. Stewart, I can assure you that we are doing the analysis. It's not coming off the top of somebody's head. I can't assure you that you're going to like the results, 'cause it's obvious that you don't like the results. And I don't know who this other fellow is, nor do I want you to tell me who he is, but my guess is, is that there are factors in this analysis – that if the facts are as you presented them, that those facts are that his unit is not the same as your unit, for one reason or another. And I can't even begin to discuss that because I don't know where they are. But all I can say to you is that the HANO procedure requires that we do a Rent Reasonableness Determination in every case, including yours. And the evaluation on whatever property you got, was evaluated that way.

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
FOR DECEMBER 17, 2013**

Stewart: But how am I getting for 2 bedrooms facing each other the same as I'm getting for 3 bedrooms. They are in the same block. That's not reasonable.

Mr. Gilmore: I know that's not reasonable to you, but there are a number of factors that get taken into account when these Rent Reasonableness determinations are made. By the way, if he doesn't like the determination, can he appeal it? Is there an appeals process? Keith, where are you?

Mr. Gilmore: There isn't any. Okay. No appeal process. Except that you can accept it, or not accept it.

Stewart: So, as far as you know, it's fair.

Mr. Gilmore: It's fair.

Stewart: So what do you do if it's not fair? I'm telling you, it's not fair.

Mr. Gilmore: If I found that it wasn't fair, I'd fire the company. We are checking all the time on the process. One of the basis that we know the process is working is by how many complaints we get. And we haven't been getting very many.

Stewart: You're not getting many complaints because, like my friend, he took all of his houses out of Section 8 because he's having the same problem. He didn't complain about it.

Mr. Gilmore: Mr. Stewart, that is the best answer I can give you. It's the only answer that I can give you. That's how the process works. I hate to say this to you, but you have a choice. If you think you can get more for your property privately, without going through HANO, then you should. But I have a feeling that that isn't going to work out well for you, either. And I don't know your circumstances, but my guess is, you're probably doing as well as you're going to do by leasing your units through HANO, but nobody's forcing you to do it. You don't have to. But I'd be sorry to see you go, but that is a choice that you can make. And if you think that you can do better on the private market, then.

Stewart: You're not grasping what I'm saying.

Mr. Gilmore: I grasp everything that you're saying. You don't like my answer. You believe that your properties have been under-valued in this rent reasonableness discussion.

Mr. Stewart: I'm getting the same for a 3 (bedroom) as for a 1 (bedroom) in the same block. How is that possible?

Mr. Gilmore: Because someone has determined there is not the same value between those properties. Someone who has done an objective analysis has determined that that is the case.

Stewart: Can I see those analysis?

Mr. Gilmore: I suppose you can. See Mr. Waller back there? You can talk to Mr. Waller. I don't know that you're going to get a better answer.

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR DECEMBER 17, 2013

Stewart: I want copies of the analysis. Can I see the analysis?

Mr. Gilmore: No. They are not available for public view. Keith, is he allowed to see the Rent Reasonable determination for his property?

Keith: No. The way to do it is to tell us his property...*(voice trails off.)*

Mr. Gilmore: Anyway, your time is up, Mr. Stewart. I have to ask you to give up the mic and let somebody else have it. Thank you.

**Lisa Vaughn:** I'm here because back in February I had a car accident. About that time, my landlord informed me that he needed me to move. I guess it was because he couldn't keep up the up-keep on the house and he has 2 houses, one here and one in Texas. They told me I had to go because he was losing it. I contacted my worker and told her what he had told me, and that it was too much of a rush. I needed time to find something and that I was going through a medical condition. At that time, she told me to come and get a voucher. I came in to get the voucher and I told her that because of my medical condition, I was in no condition to look for a house right then. I kept asking to see a supervisor. It never got to a point that I could see a supervisor until the end. By this time, I was getting people bring and to help me walk to look at houses. They reduced me down from a 3-bedroom to a 2-bedroom. I explained that I have a disabled son who has severely affected by autism. So I have to have a caregiver to come and help me with him. So she told me to contact the State of Louisiana so that could give her more assistance to see if they could keep accommodating me to with a 3-bedroom. The doctor wrote a letter and asked for a bedroom just for him (my son). Then the worker decided to tell me that I needed something from my doctor to say I needed a caregiver for him. The issue is with my son, so his doctor needed to write it. So I went back to his doctor, and she saying the State of Louisiana is cutting and they can't give this and they can't give that. So now, I have to move out of this man's house. I'm putting off surgery in order to get him situated before I go lay on my back. Everywhere I go looking for a 2-bedroom, I'm told there's nothing available. They're putting me on a waiting list. 'You have to find something before the end of your voucher.' I'm limited to a 2-bedroom, and I brought back the list of 2-bedrooms to show her I went everywhere I could go for a 2-bedroom. I asked to speak with a supervisor. The supervisor came out and told me the voucher is gone. But I have documentation showing that I'm not supposed to walking anywhere, doing anything right now because of my (medical condition). So they took the voucher back. They told me they were going to the board to discuss it, but that never happened. I need my voucher re-instated, because I'm staying with family now. I told them that they need to stay somewhere with my son. They told me that maybe I need to talk to the State about putting my son somewhere.

Mr. Gilmore: I'm going to make a suggestion here. How about if you I get you to sit down with somebody pretty high-up in the organization. And you can tell your story to that individual. But wouldn't it be better for you if you did it privately? Can we do that? Ok. Would you take care of it (Art Waller)? Just talk to this lady and see what's going on here. And then we can see if we can sort this out. Ms. Vaughn, is that okay? Mr. Waller is going to sit with you. He's right there.

**Monika Gerhardt:** My name is Monika Gerhardt. I'm with the Fair Housing Center. I have a couple of questions on the list published today on the disposition of scattered sites. James Perry and I met with you, Mr. Gilmore, and talked about how we would put these up on a map, a list of scattered sites up for disposition, what we were seeing is that a lot of them where in high-opportunity neighborhoods called "sliver by the river", a part of the city that's expanding; what

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR DECEMBER 17, 2013

we called increased racial segregation. We talked about what could HANO do to best preserve affordability in those high opportunity neighborhoods, access to schools, access to jobs. Property-by-property, it's hard to tell what's housing and what's not housing. I'm not sure why this list was secret until today. I'm not sure why this wasn't public information. I'm having a hard time telling what is affordable housing and what is market bids. Is there a way to tell that from this list?

Mr. Gilmore: I'm sure there must be. Maggie

Maggie: Yes.

Gerhardt: I'm looking at Tab 4a, Exhibit A. Right?

Maggie: No.

Gerhardt: Ok. Is there a way we can find out?

Maggie: Yea, sure.

Gerhardt: So it looks like I can get with Maggie and find out. So I will sit with Maggie and find out.

Mr. Gilmore: Okay.

**Valerie Brooks:** I'm here on behalf of the lead poisoning.

**Dauphnette Martin:** I'm here as well concerning the lead poisoning settlement. It's something that took place before you came to HANO. We have issues with the way the lawyers handled the case, Bruno. The issue is about the way the cases were handled individually. A lot of us were told that we couldn't be found. My issue is that, we are still in public housing, so if we couldn't be found, the place to find us is here, to find us. Also, if you moved and couldn't be located, you were kicked out of the system. We're asking that HANO look into the way the lawyers handled the situation. And what recourse can we take to get a fair settlement?

Mr. Gilmore: Your complaint is about the lawyers who distributed the settlement money. Is that right?

Ms. Martin: A lot of us were told that we got kicked out of the system because the lawyers couldn't find us.

Mr. Gilmore: And that information came from where?

Martin: The lawyers.

Mr. Gilmore: Did the lawyers ask HANO? Did they give us names, for example?

Martin: It didn't get that far.

Ms. Brooks: And a lot of them said, 'You have to show proof.' How are you going to show proof when the doctors you were going to, went under with Katrina?

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR DECEMBER 17, 2013

Mr. Gilmore: So you're members of a class in a lawsuit. And the presumption is that these lawyers represented you in this lawsuit. Do you know who they are?

One of the ladies: I know Bruno & Bruno is one.

Mr. Gilmore: If they are not happy with the way the plaintiff's lawyers behaved in this case, can't they say something to the judge?

One of the ladies: The information was put on their website. But a lot of people do not have access to the Internet or don't know who to look for something on the Internet.

Mr. Gilmore: Well, in any event, the lawyer for the plaintiff's class was duty-bound to exercise some reasonable effort to find everybody in the class. And I'm not sure that HANO has any standing in this anymore.

One of the ladies: Well, can HANO at least look into the way it was handled?

Mr. Gilmore: Yes, we can certainly do that.

Lady: 'Cause y'all paid.

Mr. Gilmore: Yes, we did pay. But I don't know that HANO is in a position to advocate for you. But you could ask the Court to delay any issuance of any more money and tell them you are unhappy with the way the lawyers handled it. We'll look into it, for sure. I don't want to convey a false hope as to what HANO can and cannot do. The settlement is under the jurisdiction of whatever court the case was heard in. If we see something was not proper, we'll make that known, but the judge is the only one who can hold up any action.

### V. ITEMS FOR APPROVAL

#### AUTHORIZATION(S)

**Resolution #2013-53** - approves funding for the Lafitte Senior Housing project in an amount not to exceed \$30,000,000.00 and authorizes the Administrative Receiver to execute any and all documents necessary for the Third Amendment to the Master Development Agreement.

**Mr. Gilmore DENIED Resolution #2013-53** to approve funding for the Lafitte Senior Housing project in an amount not to exceed \$30,000,000.00 and authorize the Administrative Receiver to execute any and all documents necessary for the Third Amendment to the Master Development Agreement

**Resolution #2013-54** - authorizes the Administrative Receiver to submit the appropriate amendments to HUD to reflect the reduction in the Lafitte on site unit count, to rescind from the prior disposition the 1.36 acre site for the senior building, and to execute any and all documents necessary to effectuate the disposition amendment and the release of 1.36 acres from the ground lease.

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
FOR DECEMBER 17, 2013**

**Mr. Gilmore APPROVED Resolution #2013-54** authorizing the Administrative Receiver to submit the appropriate amendments to HUD to reflect the reduction in the Lafitte on site unit count, to rescind from the prior disposition the 1.36 acre site for the senior building, and to execute any and all documents necessary to effectuate the disposition amendment and the release of 1.36 acres from the ground lease

**Resolution #2013-55** - approves the changes to ASA #4 and authorizes the Administrative Receiver to execute Addendum #2 to the ASA #4 between HANO and HRI Iberville, LLC for the Iberville Demolition and Site Preparation in the additional amount not to exceed Four Hundred Twenty-four Thousand Three Hundred Three Dollars (\$424,303.00).

**Mr. Gilmore APPROVED Resolution #2013-55** to approve the changes to ASA #4 and authorize the Administrative Receiver to execute Addendum #2 to the ASA #4 between HANO and HRI Iberville, LLC for the Iberville Demolition and Site Preparation in the additional amount not to exceed Four Hundred Twenty-four Thousand Three Hundred Three Dollars (\$424,303.00).

**Resolution #2013-56** - approves the disposition in accordance with all HUD requirements and that the Administrator Receiver or his designee is hereby authorized and directed to negotiate and execute on behalf of HANO all documents necessary or convenient to effectuate the fee simple sales herein contemplated, which documents shall specifically include but not be limited to conveyance documents, mutual releases, settlement statements, servitude and deed restrictions (The "Conveyance Documents"), and any and all other documents necessary to effect said sales, and to pay all necessary and reasonable expenses or fees associated with this sale per the Scattered Sites Request for Bids to Sell to the Public.

**Mr. Gilmore APPROVED Resolution #2013-56** to approve the disposition in accordance with all HUD requirements and that the Administrator Receiver or his designee is hereby authorized and directed to negotiate and execute on behalf of HANO all documents necessary or convenient to effectuate the fee simple sales herein contemplated, which documents shall specifically include but not be limited to conveyance documents, mutual releases, settlement statements, servitude and deed restrictions (The "Conveyance Documents"), and any and all other documents necessary to effect said sales, and to pay all necessary and reasonable expenses or fees associated with this sale per the Scattered Sites Request for Bids to Sell to the Public

**WALK-ON**

**Resolution #2013-57** - allows HANO to access unrestricted non-federal funding to pay a maximum amount of \$198,000.00 to United States Department of Housing and Urban Development for repayment of housing assistance payments (HAP) funds spent on units leased in excess of HANO's ACC baseline.

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
FOR DECEMBER 17, 2013**

Mr. Gilmore **APPROVED** Resolution #2013-57 to allow HANO to access unrestricted non-federal funding to pay a maximum amount of \$198,000.00 to United States Department of Housing and Urban Development for repayment of housing assistance payments (HAP) funds spent on units leased in excess of HANO's ACC baseline.

**VI. ADJOURNMENT**

There being no further business to come before the Board of Commissioners of the Housing Authority of New Orleans (HANO) for attention, Mr. Gilmore **ADJOURNED** the Regular Meeting at 11:52 a.m.

**APPROVED:**

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



**HOUSING AUTHORITY OF NEW ORLEANS  
MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING  
DECEMBER 17, 2013**

The Board of Commissioners of the Housing Authority of New Orleans met in Regular Session in the Helen W. Lang Board Room of the Authority located at 4100 Touro Street, Building B in the City of New Orleans, Louisiana 70122 at 10:30 a.m. on the 17th day of December, 2013.

The Agenda for this meeting is attached.

**PRESENT**

David Gilmore, Board of Commissioners  
Robert Barbor, General Counsel

**HANO STAFF**

Leslie Dews  
Keith Pettigrew  
Raymond Allen  
Maggie Merrill  
Robert Anderson  
Ron McIntyre  
Eddie Scott  
Allan Rivera  
Audrey Plessy  
Valerie Pruitt  
Dawn Domengeaux  
Kelly Loisel  
Larry Barabino  
Melissa Asfour  
Lesley Thomas  
Cecilia Florent  
Issachar Nichols  
Shelly Smith  
Henry Pittman  
Tomeka B. Jackson

**OTHERS**

Derrick Henry  
Cornelius Barnett  
Steven Kennedy  
Sonya Davis  
Dauphine Clark  
Geraldine Collins  
Mike Howells, Louisiana Ecosocialists  
Sharon Jasper  
Claudette Russell  
Chantell Hebert  
Elizabeth Cook  
Kristie Sandifer  
Sanjay KHarod, New Orleans Food & Farm Network

**RESIDENTS**

Paula Taylor, IDRC  
Dianne Conerly, Florida RC  
Mary Aples, BW Cooper/RMC  
Claudette Warren, B.W. Cooper/RMC  
Constance Jasper, Fischer  
Kim Piper, Iberville RC  
Deborah Collins, BW Cooper/RMC

# MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR DECEMBER 17, 2013

## I. CALL TO ORDER

The Board of Commissioners regular meeting was called to order by David Gilmore, HANO's Board of Commissioners at 10:34 a.m.

## II. STATEMENT BY LEGAL COUNSEL

"In accordance with the Louisiana Constitution Article XII, Section 3 and LSA-R.S. 42:11-28 the Board of Commissioners Meeting for the Housing Authority of New Orleans is hereby convened. As established in Sections 14 and 19 of R.S. 42 this meeting is open to the general public and notice of today's meeting as well as a copy of the Agenda have been provided and made available to the public prior to this meeting being called to order. Please adhere to the protocol as established and stated in the Agenda."

## III. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING HELD ON NOVEMBER 19, 2013.

Mr. Gilmore APPROVED the Minutes of the Regular Meeting held on October 22, 2013.

## IV. PUBLIC COMMENT

**Cornelius Barnett:** I'm here to thank HANO, Mr. Gilmore and Mr. Larry and Mr. Lawrence George for giving me the opportunity to have the inspection job at the B.W. Cooper Housing Project. I represent ....I'm an inspector for the demolition.

Mr. Gilmore: Merry Christmas. You're doing a nice job. We're glad that you're able to do it okay. It's a new life, right? You did just fine.

**Derrick Henry:** I'm a former resident of B.W. Cooper. I received a job through metro, I've been blessed with a new house and new opportunities. There are still issues and concerns that need to be addressed, safety issues, etc. But HANO has found me a job. Thank you for the opportunity.

Mr. Gilmore: Thank you, Merry Christmas.

**Sonya Davis:** I'm here to ask about the moving procedures and rules with Section 8. Once I return the key to my unit, I was told that I have to wait for the paper-work to be done with the new landlord. So where am I supposed to go?

Mr. Gilmore: I don't quite get what you mean. Are you moving from one house to another?

Davis: Yes.

Mr. Gilmore: With a voucher?

Davis: Yes.

Mr. Gilmore: Are you buying a house?

Davis: I wish I was. I wouldn't be going through this.

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR DECEMBER 17, 2013

Mr. Gilmore: Ok. You found another house, and you want to move. And you turned in the key to your old house?

Davis: Not yet. They told me once I do the key-return, that's when they begin to do the paper-work with the new landlord, and I'm issued a key. So where am I going to go?

Mr. Gilmore: That doesn't make any sense.

Davis: That's what I'm saying.

Mr. Gilmore: That's not right.

Davis: I won't have anywhere to stay.

Mr. Gilmore: That doesn't make any sense. You're right. If they didn't start processing your new paper-work until you've already turned your key into your old landlord, where are you going to live? Out there in the lobby? Gentleman, in the back of the room, Art Waller, put your hand up, if you will. Can you see him? He'll turn you on to the right person to talk to, 'cause what you've just described doesn't sound right to me. So would you see him and make sure you get it all straightened out.

Davis: Okay. Thank you.

**Steven Kennedy:** I have a few questions and one comment, Mr. Gilmore. I'll start with the questions first. It's in regard to a resolution 2013-56, The Scattered Site Disposition Approval. Maggie came yesterday and spoke to the Housing & Human Needs Committee at City Hall. The question I asked her and the General Counsel is about those scattered site properties that's in those neighborhoods 'slivered by the river,' such as Bywater, and those that are close by the river. Maggie said that some of those properties are going to be sold to Affordable Housing, or used for Affordable Housing. My question is, would there be an affordability covenant, because some of those properties that are being dispersed or disposed of in those areas are being gentrified, and their property values are extensively high. So, my question is, is affordability covenants going to be placed on the ones in that particular area...

Mr. Gilmore: Yes. In a word, yes. And in addition to which, the buyer of the property who commits to do affordable housing on the property will have to post a bond assuring that affordability component will be completed as promised.

Kennedy: That's excellent to know. My next comment is, some of the extensive things that you all have been doing with Section 3...and I'd like to commend you, as well as Larry Barabino on his extensive efforts...

Mr. Gilmore: Did he set this all up? This guy is congratulating Larry Barabino.

Kennedy: No, he didn't (*laughter*)...He's a good guy. And I've tracked HANO for a number of years, and HANO wasn't doing these things. So I wanted to inform the public about these particular programs.

Mr. Gilmore: Ok, Steven. Nice to see you.

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR DECEMBER 17, 2013

**Calvin Stewart:** I first took my question to Washington. But they said 'You need to go through the chain of command.' Mr. Waller, Mr. Pettigrew, Mr. Gilmore, in New Orleans. I said, 'I did that once before. It takes them so long to solve a problem, I thought I'd come straight to you guys.' So here, I'm bringing this problem to you. I did my homework: Chalmette, Metairie, St. Bernard, New Orleans...the rent amounts. In New Orleans, we get so much less than the people in those other areas, for the same bedrooms. Our bedrooms pass inspection, but yet we get less rent. But when we get our taxes, they cost the same thing as it does in Chalmette or Metairie. Our insurance, even higher in New Orleans. But yet we get less rent. I get for a 3-bedroom what I get for a 1-bedroom. They say 'we base it on the area.' But that's not true.

Mr. Gilmore: Are you a landlord?

Stewart: I am a landlord. They're picking off the top of their heads and give you a number. If you don't want to be in Section 8, just go rent it out right. I don't know if they know it, but if they don't have landlords, they're not going to have jobs. They're forcing us out. My insurance, just for flood, is \$2,000.00. Half my rent is for insurance. That's not even fire. I have taxes, then I have up-keep. Why am I renting? I need somebody to address that problem. Just because the house is in the hood. We have nice houses in the hood, that meet the standards. But we're not getting the same rent as the people on the hill. Tell me why.

Mr. Gilmore: Before the Housing Authority can accept a unit and allow it to be rented under the Section 8 program, the unit has to undergo a Rent Reasonableness Determination. Every other Housing Authority in the country does these things. Those Rent Reasonableness Determinations are almost a block-by-block analysis of what rent-values are in any given area...in a given neighborhood. And they are done, not by HANO, but by a contractor who does that sort of work. They do an analysis of the rent in each area of the city, down almost to a block-level. And those rents are what determines how much HANO can pay for a unit, or a resident can pay, in rent. Now, if the rents are higher in Metairie, or Chalmette, or any of these other places, the presumption is that those Rent Reasonableness Determinations have determined that the rent in the aggregate in those places are higher than they are here. But if you own a piece of property in New Orleans, that you want to be a part of the Section 8 program, and we'd be delighted to have you...Are you currently a Section 8 owner in the HANO program?

Stewart: I am. That's what I'm saying.

Mr. Gilmore: Okay. An objective analysis determines how much rent we can pay for these things. And we don't negotiate.

Stewart: I have a friend, in the same block, same bedrooms, \$300 more than I'm getting.

Mr. Gilmore: Mr. Stewart, I can assure you that we are doing the analysis. It's not coming off the top of somebody's head. I can't assure you that you're going to like the results, 'cause it's obvious that you don't like the results. And I don't know who this other fellow is, nor do I want you to tell me who he is, but my guess is, is that there are factors in this analysis – that if the facts are as you presented them, that those facts are that his unit is not the same as your unit, for one reason or another. And I can't even begin to discuss that because I don't know where they are. But all I can say to you is that the HANO procedure requires that we do a Rent

## **MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR DECEMBER 17, 2013**

Reasonableness Determination in every case, including yours. And the evaluation on whatever property you got, was evaluated that way.

Stewart: But they are in the same block. That's not block-by-block.

Mr. Gilmore: I know that's not reasonable to you, but there are a number of factors that get taken into account when these Rent Reasonableness determinations are made. By the way, if he doesn't like the determination, can he appeal it? Is there an appeals process? Keith, where are you?

Mr. Gilmore: There isn't any. Okay. No appeal process. Except that you can accept it, or not accept it.

Stewart: So, as far as you know, it's fair.

Mr. Gilmore: It's fair.

Stewart: So what do you do if it's not fair? I'm telling you, it's not fair.

Mr. Gilmore: If I found that it wasn't fair, I'd fire the company that ... We are checking all the time on the process. One of the basis that we know the process is working is by how many complaints we get. And we haven't been getting very many.

Stewart: You're not getting many complaints because, like my friend, he took all of his houses out of Section 8 because he's having the same problem. He didn't complain about it.

Mr. Gilmore: Mr. Stewart, that is the best answer I can give you. It's the only answer that I can give you. That's how the process works. I hate to say this to you, but you have a choice. If you think you can get more for your property privately, without going through HANO, then you should. But I have a feeling that that isn't going to work out well for you, either. And I don't know your circumstances, but my guess is, you're probably doing as well as you're going to do by leasing your units through HANO, but nobody's forcing you to do it. You don't have to. But I'd be sorry to see you go, but that is a choice that you can make. And if you think that you can do better on the private market, then...

Stewart: You're not grasping what I'm saying.

Mr. Gilmore: I grasp everything that you're saying. You don't like my answer. You believe that your properties have been under-valued.

Mr. Stewart: I'm getting the same for a 3- as for a 1- in the same block. How is that possible?

Mr. Gilmore: Because someone has determined there is not the same value between those properties. Someone who has done an objective analysis has

Stewart: Can I see those analysis?

Mr. Gilmore: I suppose you can. See Mr. Waller back there? You can talk to Mr. Waller. I don't know that you're going to get a better answer.

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR DECEMBER 17, 2013

Stewart: I want copies of the analysis. Can I see the analysis?

Mr. Gilmore: No. They are not available for public view. Keith, is he allowed to see the Rent Reasonable determination for his property?

Keith: No. The way to do it is to tell us his property...*(voice trails off.)*

Mr. Gilmore: Anyway, your time is up, Mr. Stewart. I have to ask you to give up the mic and let somebody else have it. Thank you.

**Lisa Vaughn:** I'm here because back in February I had a car accident. About that time, my landlord informed me that he needed me to move. I guess it was because he couldn't keep up the up-keep on the house and he has 2 houses, one here and one in Texas. They told me I had to go because he was losing it. I contacted my worker and told her what he had told me, and that it was too much of a rush. I needed time to find something and that I was going through a medical condition. At that time, she told me to come and get a voucher. I came in to get the voucher and I told her that because of my medical condition, I was in no condition to look for a house right then. I kept asking to see a supervisor. It never got to a point that I could see a supervisor until the end. By this time, I was getting people to help me walk. They reduced me down from a 3-bedroom to a 2-bedroom. I explained that I have a disabled son who has severely affected by autism. So I have to have a caregiver to come and help me with him. So she told me to write a letter to the State of Louisiana to see if they could keep accommodating me to with a 3-bedroom. The doctor wrote a letter and asked for a bedroom just for him. Then the worker decided to tell me that I needed something from my doctor to say I needed a caregiver for him. The issue is with my son, so his doctor needed to write it. So I went back to his doctor, and she saying the State of Louisiana is cutting and they can't give this and they can't give that. So now, I have to move out of this man's house. I'm putting off surgery in order to get him situated before I go lay on my back. Everywhere I go looking for a 2-bedroom, I'm told there's nothing available. They're putting me on a waiting list. 'You have to find something before the end of your voucher.' I'm limited to a 2-bedroom, and I brought back the list of 2-bedrooms to show her I went everywhere I could go for a 2-bedroom. I asked to speak with a supervisor. The supervisor came out and told me the voucher is gone. But I have documentation showing that I'm not supposed to walking anywhere, doing anything right now because of my medical condition. So they took the voucher back. They told me they were going to the board to discuss it, but that never happened.

I need my voucher re-instated, because I'm staying with family now. They told me may be I need to put my son somewhere...

Mr. Gilmore: Get some water for her. Ms. Vaughn, I'm going to make a suggestion here. How about if you I get you to sit down with somebody pretty high-up in the organization. And you can tell your story to that individual – (& even take the Kleenex with you if you want to). But wouldn't it be better for you if you did it privately? Can we do that? Ok. *(Speaking to someone else)* Would you take care of it?

Just talk to this lady and see what's going on here. And then we can see if we can sort this out. Ms. Vaughn, is that okay? Mr. Waller is going to sit with you. He's right there.

**Moniqua Gerhardt:** My name is Moniqua Gerhardt. I'm with the Fair Housing Center. I have a couple of questions on the list published today on the disposition of scattered sites. James Perry and I met with you, Mr. Gilmore, and talked about how we would put these up on a map, a list of scattered sites...a number of them where in high-opportunity neighborhoods called Sliver by the

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR DECEMBER 17, 2013

River, a part of the city that's expanding, what we called increased racial segregation. We talked about what could HANO do to preserve affordability in those neighborhoods, access to schools, access to jobs. Property-by-property, it's hard to tell what's housing and what's not housing. I'm not sure why this list was secret until today. I'm not sure why this wasn't public information. I'm having a hard time telling what is affordable housing and what is market bids. Is there a way to tell that from this list?

Mr. Gilmore: I'm sure there must be. Maggie:

Maggie: Yes.

Gerhardt: I'm looking at Tab 4a, Exhibit A. Right?

Maggie: No.

Gerhardt: Ok. Is there a way we can find out?

Maggie: Yea, sure.

Gerhardt: So it looks like I can get with Maggie and find out. So I will sit with Maggie and find out.

Mr. Gilmore: Okay.

**Valerie Brooks:** I'm here on behalf of the lead poisoning.

**Ms. Martin:** I'm here as well concerning the lead poisoning. It's something that took place before you came to HANO. We have issues with the way the lawyers handled the case... Bruno. And the way the cases were handled individually. A lot of us were told that we couldn't be found. My issue is that, we are still in public housing, so if we couldn't be found, the place to find us is here, to find us. Also, if you moved and couldn't be located, you were kicked out of the system. We're asking that HANO look into the way the lawyers handled the situation. And what recourse can we take to get a fair settlement?

### V. ITEMS FOR APPROVAL

#### AUTHORIZATION(S)

**Resolution #2013-53** - approves funding for the Lafitte Senior Housing project in an amount not to exceed \$30,000,000.00 and authorizes the Administrative Receiver to execute any and all documents necessary for the Third Amendment to the Master Development Agreement.

**Mr. Gilmore DID NOT APPROVE Resolution #2013-53** to approve funding for the Lafitte Senior Housing project in an amount not to exceed \$30,000,000.00 and authorize the Administrative Receiver to execute any and all documents necessary for the Third Amendment to the Master Development Agreement

**Resolution #2013-54** - authorizes the Administrative Receiver to submit the appropriate amendments to HUD to reflect the reduction in the Lafitte on site unit count, to rescind

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR DECEMBER 17, 2013

from the prior disposition the 1.36 acre site for the senior building, and to execute any and all documents necessary to effectuate the disposition amendment and the release of 1.36 acres from the ground lease.

**Mr. Gilmore APPROVED Resolution #2013-54** authorizing the Administrative Receiver to submit the appropriate amendments to HUD to reflect the reduction in the Lafitte on site unit count, to rescind from the prior disposition the 1.36 acre site for the senior building, and to execute any and all documents necessary to effectuate the disposition amendment and the release of 1.36 acres from the ground lease

**Resolution #2013-55** - approves the changes to ASA #4 and authorizes the Administrative Receiver to execute Addendum #1 to the ASA #4 between HANO and HRI Iberville, LLC for the Iberville Demolition and Site Preparation in the additional amount not to exceed Four Hundred Twenty-four Thousand Three Hundred Three Dollars (\$424,303.00).

**Mr. Gilmore APPROVED Resolution #2013-55** to approve the changes to ASA #4 and authorize the Administrative Receiver to execute Addendum #1 to the ASA #4 between HANO and HRI Iberville, LLC for the Iberville Demolition and Site Preparation in the additional amount not to exceed Four Hundred Twenty-four Thousand Three Hundred Three Dollars (\$424,303.00).

**Resolution #2013-56** - approves the disposition in accordance with all HUD requirements and that the Administrative Receiver or his designee is hereby authorized and directed to negotiate and execute on behalf of HANO all documents necessary or convenient to effectuate the fee simple sales herein contemplated, which documents shall specifically include but not be limited to conveyance documents, mutual releases, settlement statements, servitude and deed restrictions (The "Conveyance Documents"), and any and all other documents necessary to effect said sales, and to pay all necessary and reasonable expenses or fees associated with this sale per the Scattered Sites Request for Bids to Sell to the Public.

**Mr. Gilmore APPROVED Resolution #2013-56** to approve the disposition in accordance with all HUD requirements and that the Administrative Receiver or his designee is hereby authorized and directed to negotiate and execute on behalf of HANO all documents necessary or convenient to effectuate the fee simple sales herein contemplated, which documents shall specifically include but not be limited to conveyance documents, mutual releases, settlement statements, servitude and deed restrictions (The "Conveyance Documents"), and any and all other documents necessary to effect said sales, and to pay all necessary and reasonable expenses or fees associated with this sale per the Scattered Sites Request for Bids to Sell to the Public

### **WALK-ON**

**Resolution #2013-57** - allows HANO to access unrestricted non-federal funding to pay a maximum amount of \$198,000.00 to United States Department of Housing and Urban



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
FOR DECEMBER 17, 2013**

Development for repayment of housing assistance payments (HAP) funds spent on units leased in excess of HANO's ACC baseline.

**Mr. Gilmore APPROVED Resolution #2013-57** to allow HANO to access unrestricted non-federal funding to pay a maximum amount of \$198,000.00 to United States Department of Housing and Urban Development for repayment of housing assistance payments (HAP) funds spent on units leased in excess of HANO's ACC baseline.

**VI. ADJOURNMENT**

There being no further business to come before the Board of Commissioners of the Housing Authority of New Orleans (HANO) for attention, Mr. Gilmore **ADJOURNED** the Regular Meeting at 11:55 a.m.

**APPROVED:**

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



**January 14, 2014**

**MEMORANDUM**

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

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

**Re: Scattered Sites – Request for Amendment of the March 11, 2010 Special Applications Center (SAC) Disposition Approval**

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The Housing Authority of New Orleans (HANO) owns scattered site parcels throughout the City of New Orleans. HANO received demolition and disposition approval from the United States Department of Housing and Urban Development (HUD) Special Applications Center (SAC) on March 11, 2010 for a portion of the scattered site inventory. The disposition approval specified that the properties would be disposed of via public bid at fair market value or higher.

In 2011, HANO issued a Request for Bids (RFB) for the properties but received few responses. In late 2013 HANO again submitted a Request for Bids for the properties and received proposals, pursuant to the terms of the RFB, to purchase some of the properties at less than fair market value for the development of affordable housing.

HANO is requesting authorization to amend the March 11, 2010 Scattered Site demolition/disposition approval to include disposition at less than fair market value for the development of affordable housing. Any change to an approved disposition application requires HUD approval.

It is requested that the Board of Commissioners authorize the Administrative Receiver to submit an amendment to the Scattered Sites LA01025805 disposition approval to the HUD SAC to allow for this change.

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
JANUARY 14, 2014**

**RESOLUTION NO. 2013-58**

**WHEREAS**, the Housing Authority of New Orleans (HANO) is the owner of certain parcels of land located in the State of Louisiana, Parish of Orleans, City of New Orleans, which land is known as Scattered Sites; and

**WHEREAS**, HANO received approval of its application relative to the disposition of a portion of these properties from the United State Department of Housing and Urban Development (HUD) through the Special Applications Center (SAC) in March 2010 to be disposed of via public bid at fair market value; and

**WHEREAS**, HANO conducted a public bid of the properties in 2011 with few responses; and

**WHEREAS**, HANO again conducted a public offering of the properties in 2013 and received numerous proposals, pursuant to the terms of the offering, to purchase a number of the scattered site properties at less than fair market value for the development of affordable housing; and

**WHEREAS**, HANO desires to amend the March 2010 SAC Scattered Sites demolition/disposition approval to include disposition at less than fair market value; and

**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners approves the disposition activity proposed herein and authorizes the Administrator Receiver to submit the appropriate amendment to HUD for approval.

**Executed this 14<sup>th</sup> day of January, 2014**

**APPROVAL:**

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