



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

**PRESIDENT DWAYNE G. BERNAL
VICE PRESIDENT ALICE RIENER
COMMISSIONER TONI HACKETT ANTRUM
COMMISSIONER DONNA JOHNIGAN
COMMISSIONER GLEN M. PILIÉ
COMMISSIONER VONDA RICE
COMMISSIONER CANTRESE WILSON**

**WILLIAM J. FISCHER COMMUNITY CENTER
1400 SEMMES STREET, NEW ORLEANS, LA 70114
TUESDAY, OCTOBER 27, 2015 at 11:00 A.M.**

AGENDA

- I. STATEMENT BY GENERAL COUNSEL**
- II. CALL TO ORDER**
- III. ROLL CALL**
- IV. APPROVAL OF THE AGENDA**
- V. APPROVAL OF THE MINUTES OF THE MEETING HELD ON SEPTEMBER 28, 2015**
- VI. EXECUTIVE DIRECTOR'S REPORT**
- VII. COMMITTEE REPORT(S)**
- VIII. ITEMS FOR APPROVAL**

AUTHORIZATION(S)

Resolution #2015-22 – Annual Section 8 Management Assessment Program (SEMAP) Certification for Fiscal Year 2015

Resolution #2015-23 – Approval of the Contract Award for the Demolition of the “Bayou Group” Scattered Site Properties

Resolution #2015-24 - Iberville Phase IV Development Loan

- IX. COMMENT(S)**
 - Public Comment(s)**
 - Board of Commissioners Comment(s)**
- X. ADJOURNMENT**



October 27, 2015

MEMORANDUM

**To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Glen Pilié, Commissioner Vonda Rice and Commissioner
Cantrese Wilson**

**Through: Gregg Fortner
Executive Director**

**From: Arthur Waller
Director, Housing Choice Voucher Program**

**Re: Section 8 Management Assessment Program (SEMAP) Certification
for Fiscal Year 2015**

On September 10, 1998, the Department of Housing and Urban Development (HUD) published in the Federal Register the Final Rule establishing the Section 8 Management Assessment Program (SEMAP). On August 17, 2000, HUD issued Notice PIH 2000-34 requiring the electronic submission of the SEMAP certification.

SEMAP consists of 14 primary indicators with points assigned to each indicator for a total maximum of 145 points, as identified below:

1. Selection from the Waiting List – 15 points
2. Reasonable Rent – 20 points
3. Determination of Adjusted Income – 20 points
4. Utility Allowance Schedule – 5 points
5. Housing Quality Standards (HQS) Quality Control Inspections – 5 points
6. HQS Enforcement – 10 points
7. Expanding Housing Opportunities – 5 points
8. Payment Standards – 5 points
9. Annual Reexaminations – 10 points
10. Correct Tenant Rent Calculations – 5 points
11. Pre-Contract HQS Inspection – 5 points
12. Annual HQS Inspections – 10 points
13. Lease-up – 20 points
14. Family Self-Sufficiency Enrollment – 10 points

In addition, there is a Deconcentration Bonus indicator worth 5 points.

HUD has established the following SEMAP rating system:

- High Performer - 90% - 100% (130.5 – 145 points)
- Standard Performer – 60% - 89% (87 – 129.5 points)
- Troubled Performer - < 60% (< 86 points)

The Housing Authority of New Orleans (HANO) has completed the appropriate tests and reviews to determine that HANO is rated as a Standard Performer.

We recommend that the Board approve the SEMAP Certification for Fiscal Year 2015 and authorize the Executive Director to sign the Certification for Submission to HUD.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 27, 2015**

RESOLUTION NO. 2015-22

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) on September 10, 1998 published in the Federal Register the Final Rule establishing the Section 8 Management Assessment Program (SEMAP), as set forth in the 24 CFR 985, to objectively measure public housing authority performance in key Section 8 tenant-based rental assistance program areas; and

WHEREAS, HUD, on August 17, 2000 issued Notice PIH 2000-34 (HA), requiring electronic submission of SEMAP Certification; and

WHEREAS, the Housing Authority of New Orleans, (HANO) has completed the review to determine its HANO scoring for the 14 SEMAP indicators reported for the fiscal year ended September 30, 2015; and

WHEREAS, HANO has determined that the scoring for the fiscal year ended September 30, 2015 established HANO as a Standard Performer; and

WHEREAS, HUD requires that the SEMAP Certification be approved by the Board of Commissioners and be signed by the Executive Director prior to electronic submission to HUD.

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of New Orleans as follows:

1. The Board hereby approves the SEMAP Certification submission.
2. The Board hereby authorizes the Executive Director to sign the SEMAP Certification for submission to HUD in accordance with 24 CFR 985.101.

Executed this 27th day of October, 2015.

APPROVAL:

**DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS**

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 9/30/2013)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
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Check here if the PHA expends less than \$300,000 a year in Federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled 80 to 89% of files sampled Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes No

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes No

Enter current FMRs and payment standards (PS)

0-BR FMR _____ 1-BR FMR _____ 2-BR FMR _____ 3-BR FMR _____ 4-BR FMR _____
PS _____ PS _____ PS _____ PS _____ PS _____

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes No

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes No

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes No

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable

PHA Response Yes No

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
 - (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;
- or**
- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response Yes No **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes No

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.



October 27, 2015

MEMORANDUM

**To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Glen Pilié, Commissioner Vonda Rice and Commissioner
Cantrese Wilson**

**Through: Gregg Fortner
Executive Director**

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

**Re: Approval of the Contract Award for the Remediation and Demolition of the
“Bayou Group” Scattered Site Properties**

The Bayou Group is a collection of 21 units at 6 properties that are encompassed by the Housing Authority of New Orleans (HANO)'s Scattered Sites Strategy to develop new affordable housing opportunities at over 230 properties. The U.S. Department of Housing and Urban Development (HUD) Special Applications Center has agreed with HANO's assessment that the units are functionally obsolescent and no reasonable program of modification is cost-effective to return the units to useful life. Therefore, HUD approved the demolition of this property in August 2014. The City of New Orleans approval to demolish was received in April 2013.

The 21 units are as follows:

ADDRESS	# of Units
1814-1818 Bayou Road	6
2427 Ursulines	3
2115-17 St. Ann	2
2123-2129 Painters	6
1916-18 North Roman	2
1927-29 Mandeville	2
TOTAL	21

In accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy, Invitation for Bids #15-912-39 was first advertised for bid on Wednesday, August 26, 2015 and bids were opened on Wednesday, September 30, 2015. HANO received four (4) bids that ranged from \$223,165.00 to \$248,347.68. The low bidder was Bayou General Contractors, Inc. The in-house cost estimate for the project was \$230,149. It is

critical that a contract for this work be executed as soon as possible to further the Scattered Site redevelopment strategy. The contract duration is 90 days.

CERTIFICATIONS

Finance

The Chief Financial Officer has certified that the funds are available to complete the project from Capital Funds (CFP).

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 results of the due diligence indicate that the bidder is responsible. Bayou General Contractors, Inc. submitted the lowest, responsive and responsible bid. The procurement memo is in your packet.

DBE/WBE/Section 3

The Section 3/MWBE Program Coordinator has reviewed the Section 3 Employment, Training and Contracting Plans submitted by Bayou General Contractors, Inc. and finds them in accordance with HANO's Employment, Training and Contracting Policy. Because the duration of the contract is less than six months, there is no Section 3 training requirement. The plans are in your packet.

HANO requests that the Board of Commissioners approve the award of the contract to Bayou General Contractors, Inc. for the remediation and demolition of the Bayou Group in the amount of Two Hundred Twenty-Three Thousand One Hundred Sixty-Five Dollars (\$223,165.00), pursuant to Invitation for Bids Number 15-912-39.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 27, 2015**

RESOLUTION NO. 2015-23

WHEREAS, the Housing Authority of New Orleans (HANO) seeks to remediate and demolish the 21 units at the following addresses: 1814-1818 Bayou Road (6 units), 2427 Ursulines (3 units), 2115-17 St. Ann (2 units), 2123-2129 Painters (6 units), 1916-18 North Roman (2 units), and 1927-29 Mandeville (2 units) ("The Bayou Group"); and

WHEREAS, the New Orleans City Council approved the demolition in April 2013, and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) Special Applications Center approved the demolition in August 2014; and

WHEREAS, the Finance Department has certified there is sufficient funding to provide for the remediation and demolition of these properties; and

WHEREAS, HANO issued Invitation for Bids (IFB) Number 15-912-39 to procure a contractor to remediate and demolish the Bayou Group, which was published in the Times-Picayune on Wednesday, August 26, 2015, Friday, September 4, 2015, and Wednesday, September 9, 2015; and

WHEREAS, responses to the Invitation for Bids (IFB) Number 15-912-39 for the remediation and demolition of the Bayou Group were received on Wednesday, September 30, 2015 from four (4) contractors; and

WHEREAS, the lowest, responsive, responsible bid was received from Bayou General Contractors, Inc.; and

WHEREAS, Bayou General Contractors, Inc. submitted evidence of their commitment to comply with HANO's requirements relative to subcontracting opportunities for DBE/WBE and Section 3 Businesses and hiring opportunities for Section 3 individuals; and

WHEREAS, HANO has successfully completed due diligence verification on Bayou General Contractors, Inc., and determined they are responsible; and

WHEREAS, it is recommended to that approval be given to award a contract to Bayou General Contractors, Inc. in the amount of Two Hundred Twenty Three Thousand One Hundred Sixty-Five Dollars (\$223,165.00), pursuant to Invitation for Bids Number 15-912-39 for the remediation and demolition of the Bayou Group.

Resolution No. 2015-23
October 27, 2015
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THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the award of the contract the remediation and demolition of the Bayou Group to Bayou General Contractors, Inc. in the amount of Two Hundred Twenty-Three Thousand One Hundred Sixty-Five Dollars (\$223,165.00), pursuant to Invitation for Bids Number 15-912-39.

Executed this 27th-day of October, 2015.

APPROVAL:

DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS



PROCUREMENT CERTIFICATION

Date: October 27, 2015

From: Audrey Plessy, Procurement Manager

Re: Invitation for Bids #15-912-39
Remediation and Demolition of 1814-1818 Bayou Road, 2427 Ursulines,
2115-2117 St. Ann, 2123-2129 Painters, 1916-1918 N. Roman, and
1927-1929 Mandeville Streets

The Housing Authority of New Orleans (HANO) issued an Invitation for Bids (IFB) on Wednesday, August 26, 2015, for the purpose of procuring a contractor to perform Remediation and Demolition of 1814-1818 Bayou Road, 2427 Ursulines, 2115-2117 St. Ann, 2123-2129 Painters, 1916-1918 N. Roman, and 1927-1929 Mandeville Streets, pursuant to Invitation for Bids Number 15-912-39.

The bid package was prepared in conjunction with the project environmental consultant, Development and Modernization, and Procurement and Contracts Departments. The Invitation for Bids was advertised for a total of thirty-five days (35) days. The advertisement was published in the Times-Picayune on Wednesday, August 26, 2015, Friday, September 4, 2015, and Wednesday, September 9, 2015, and posted on NOLA.com. Additionally, the solicitation, in its entirety, was posted on the Bid Express website and made available to subscribers electronically for download. On Wednesday, September 30, 2015, four (4) bids were received in response to the solicitation from the following contractors:

<u>Contractor</u>	<u>Base Bid</u>
Bayou General Contractors, Inc.	\$223,165.00
LLJ Environmental Construction, LLC	\$273,983.00
Advanced Environmental Consulting/ Hamp's Enterprise Inc., Joint Venture	\$298,500.00
Durr Heavy Construction, LLC	\$348,348.68

In that Bayou General Contractors, Inc. submitted the lowest, responsive bid, a due diligence review was conducted. The review consisted of a reference verification, whereby references were contacted to respond to questions regarding the previous work performance of the contractor. The List of Parties Excluded from Federal Procurement and Non-Procurement Programs was checked to ensure that the contractor is not debarred from participation in federally funded contracts. Further, the Louisiana Secretary of State and Louisiana Licensing Board of Contractors websites were checked to determine if the contractor is registered and licensed with the State. Results from the due diligence review indicate that the bidder is responsible.

Therefore, I hereby certify that this procurement was conducted in accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy. I further certify that Bayou General Contractors, Inc. submitted the lowest, responsive and responsible bid. As such, it is recommended that approval be given to award a contract to Bayou General Contractors, Inc. in the amount of Two hundred twenty three thousand one hundred sixty five dollars (\$223,165.00) to perform Remediation and Demolition of 1814-1818 Bayou Road, 2427 Ursulines, 2115-2117 St. Ann, 2123-2129 Painters, 1916-1918 N. Roman, and 1927-1929 Mandeville Streets, pursuant to Invitation for Bids Number 15-912-39.



PROCUREMENT CERTIFICATION

Date: October 27, 2015

From: Audrey Plessy, Procurement Manager

Re: Invitation for Bids #15-912-39
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Durr Heavy Construction, LLC	\$348,348.68

In that Bayou General Contractors, Inc. submitted the lowest, responsive bid, a due diligence review was conducted. The review consisted of a reference verification, whereby references were contacted to respond to questions regarding the previous work performance of the contractor. The List of Parties Excluded from Federal Procurement and Non-Procurement Programs was checked to ensure that the contractor is not debarred from participation in federally funded contracts. Further, the Louisiana Secretary of State and Louisiana Licensing Board of Contractors websites were checked to determine if the contractor is registered and licensed with the State. Results from the due diligence review indicate that the bidder is responsible.

Therefore, I hereby certify that this procurement was conducted in accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy. I further certify that Bayou General Contractors, Inc. submitted the lowest, responsive and responsible bid. As such, it is recommended that approval be given to award a contract to Bayou General Contractors, Inc. in the amount of Two hundred twenty three thousand one hundred sixty five dollars (\$223,165.00) to perform Remediation and Demolition of 1814-1818 Bayou Road, 2427 Ursulines, 2115-2117 St. Ann, 2123-2129 Painters, 1916-1918 N. Roman, and 1927-1929 Mandeville Streets, pursuant to Invitation for Bids Number 15-912-39.



October 27, 2015

MEMORANDUM

**To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Glen Pilié, Commissioner Vonda Rice and Commissioner
Cantrese Wilson**

**Through: Gregg Fortner
Executive Director**

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

Re: Iberville CNI Phase IV Development Loan

The Housing Authority of New Orleans (HANO) procured the Iberville Revitalization Company LLC (IRC) to be the Master Developer for the Choice Neighborhoods Initiative (CNI) to redevelop the Iberville site. The redevelopment will include 821 public housing or project-based voucher replacement housing units on site and in the surrounding neighborhood. Iberville Onsite Phase IV, which consists of two blocks and a portion of a third block, will provide one hundred sixty-four (164) units including ninety-eight (98) replacement units. Of the replacement units, thirty-eight (38) will be public housing, nine (9) will be Permanent Supportive Housing project-based voucher units administered by the Louisiana Housing Corporation, and fifty-one (51) are project-based voucher units administered by HANO.

The Iberville Onsite Phase IV project was awarded an allocation of 4% Low Income Housing Tax credits (LIHTCs) paired with tax-exempt bonds in January 2015. The financial closing is scheduled to occur in October 2015 to maintain the schedule for providing replacement housing units.

The total permanent budget is \$45,205,247. The Developer, On Iberville Phase IV, LLC, has requested permanent financing from HANO in the amount of \$20,466,687. HANO has secured a ground lease rental payment in the amount of \$25,000 per year, subject to available cash flow and positioned prior to repayment of the second lien position CDBG loan. Repayments on the HANO loan are subject to cash flow availability in third lien position with a 1% interest rate. The loan includes the following HANO sources and uses:

AMOUNT	SOURCE	USE
\$8,879,970.00	CNI	Construction
\$8,185,112.61	RHF	Construction
\$1,259,667.39	RHF	Predevelopment Soft Costs
\$2,141,937.00	Seller's Note	Acquisition

The remaining sources of permanent financing are:

LIHTC Equity	\$14,828,548
Federal Historic Tax Credit Equity	\$933,524
State Historic Tax Credit Proceeds	\$976,488
Louisiana Housing Corp CDBG loan	\$1,500,000
First Mortgage	\$6,000,000
City of New Orleans HOME Funds	\$500,000

CERTIFICATIONS

Finance

The Chief Financial Officer has certified that the funds are available to complete the project from Choice Neighborhood Initiative funds, Replacement Housing Factor Funds, and Capital Funds.

It is requested that the Board of Commissioners authorize the Executive Director to perform the following actions necessary to complete the financial closing for the Iberville Phase IV mixed-finance redevelopment project:

1. Execute any and all documents on behalf of HANO necessary to complete the financial closing for the Iberville Phase IV mixed-finance redevelopment project.
2. Execute any and all documents necessary to provide operating subsidy for up to thirty-eight (38) public housing units and to obtain any and all necessary U.S. Department of Housing and Urban Development (HUD) approvals related thereto.
3. Execute any and all documents to provide On Iberville Phase IV, LLC loan funds in the amount not to exceed \$20,466,687 towards the cost of construction, rehabilitation, and development of the Iberville Phase IV redevelopment project.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 27, 2015**

RESOLUTION NO. 2015-24

WHEREAS, the Housing Authority of New Orleans (HANO), is a public housing agency as defined in the United States Housing Act 1937, and is responsible for planning, financing, constructing, maintaining and managing public housing developments in New Orleans, Louisiana; and

WHEREAS, HANO and the Iberville Revitalization Company, LLC (IRC), the Master Developer for the Choice Neighborhoods Initiative (CNI), have executed the Iberville/Treme Choice Neighborhoods Initiative Implementation Agreement (“Implementation Agreement”), which serves as the Master Development Agreement for all components of the CNI Transformation Plan, and which establishes the guiding principles, overarching business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI; and

WHEREAS, the IRC seeks to redevelop Iberville Phase IV Onsite, which consists of two blocks and a portion of a third block, with its Developer Affiliate, On Iberville Phase IV, LLC to provide one hundred sixty-four (164) units including ninety-eight (98) replacement units. Of the replacement units, thirty-eight (38) will be public housing, nine (9) will be Permanent Supportive Housing project-based voucher units administered by the Louisiana Housing Corporation, and fifty-one (51) are project-based voucher units administer by HANO; and

WHEREAS, the Iberville Onsite Phase IV project received an award of 4% Low Income Housing Tax Credits paired with tax-exempt bonds; and

WHEREAS, the Master Developer has requested that HANO provide permanent financing in an amount not to exceed \$20,466,687; and

WHEREAS, HANO and the U.S. Department of Housing and Urban Development (HUD) entered into Annual Contributions Contract No. FW-1190, dated December 2, 1996, as amended thereafter (the “ACC Contract”), pursuant to which HANO agreed to develop and operate certain low-rent housing, and HUD agreed to maintain the low rent character of such housing; and

WHEREAS, HANO, with the approval of HUD, desires to provide operating subsidy for up to thirty-eight (38) public housing units; and

WHEREAS, HANO desires to enter into a Housing Assistance Payment (HAP) contract for fifty-one (51) project-based voucher units; and

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the Executive Director as follows:

1. Execute any and all documents on behalf of HANO necessary to complete the financial closing for Iberville Phase IV mixed-finance redevelopment project.
2. Execute any and all documents necessary to provide operating subsidy for up to thirty-eight (38) public housing units and to obtain any and all necessary the U.S. Department of Housing and Urban Development (HUD) approvals related thereto.
3. Execute any and all documents necessary to provide On Iberville Phase IV, LLC loan funds in the amount not to exceed \$20,466,687 towards the cost of construction, rehabilitation, and development of the Iberville Phase IV redevelopment project.

Executed this 27th day of September, 2015

APPROVAL:

DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS