



HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING

HELEN W. LANG MEMORIAL BOARDROOM, BUILDING B
4100 TOURO STREET, NEW ORLEANS, LA 70122

SEPTEMBER 27, 2016 at 4:00 P.M.

BOARD OF COMMISSIONERS

PRESIDENT

DWAYNE G. BERNAL

VICE PRESIDENT

ALICE RIENER

COMMISSIONERS

TONI HACKETT ANTRUM

DONNA JOHNIGAN

DEBRA JOSEPH

ANDREANECIA M. MORRIS

VONDA RICE

CANTRESE WILSON

COMMITTEE APPOINTMENTS

DEVELOPMENT,

ASSET MANAGEMENT & OPERATIONS

CHAIR

DWAYNE G. BERNAL

COMMISSIONERS

DEBRA JOSEPH

CANTRESE WILSON

VONDA RICE (Alternate)

FINANCE & AUDIT

CHAIR

TONI HACKETT ANTRUM

COMMISSIONERS

DWAYNE G. BERNAL

ALICE RIENER

DEBRA JOSEPH (Alternate)

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 AUGUST 30, 2016
- VI. EXECUTIVE DIRECTOR'S REPORT
- VII. COMMITTEE REPORT(S)
- VIII. ITEMS FOR APPROVAL

AUTHORIZATIONS

- Resolution #2016-22 - 2016 Assessment of Fair Housing Plan
- Resolution #2016-23 - Award of Contract - RFQ #16-912-41 - Completion and Corrective Work at the Florida Avenue New Affordable Housing Units
- Resolution #2016-24 - Award of Contract - RFQ #16-911-25 - On Call Architectural and Engineering Services for the Revitalization and Modernization of HANO Properties

IX. COMMENTS

- Public Comment(s)
- Board of Commissioners Comment(s)

X. ADJOURNMENT



September 27, 2016

MEMORANDUM

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

Through Gregg Fortner
Executive Director

From: Shelley Smith
Director, Strategic Planning

Re: 2016 Assessment of Fair Housing Plan

In 2015, the United States Department of Housing and Urban Development (HUD) released a revised Affirmatively Furthering Fair Housing (AFFH) Rule setting forth an enhanced regulatory framework to further the purposes of the 1968 Fair Housing Act. The intent of the AFFH Rule is to ensure that meaningful action is taken by local governments, public housing agencies, and other federal grantees to combat discrimination, overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity. This new framework replaces the earlier Analysis of Impediments to Fair Housing and is geared toward aiding HUD program participants to fulfill their obligations.

The City of New Orleans and HANO partnered in developing the required Assessment of Fair Housing (AFH) Plan. Technical and planning support was also provided by the Greater New Orleans Fair Housing Action Center, Greater New Orleans Housing Alliance, PolicyLink, the Lawyers' Committee for Civil Rights under Law, and Enterprise Community Partners. New Orleans is among the first 23 jurisdictions in the nation with AFH Plan submissions due to HUD on October 4, 2016. Over the next five years, over 700 entitlement communities and 3,000 public housing agencies will submit AFH Plans.

Through the planning process, there was clear recognition of the role that affordable housing plays in promoting equity and affording low- and moderate-income residents the opportunity to live in viable communities with linkages to jobs, transportation, high-performing schools, and other amenities. With equity as a guiding principle, the AFH team conducted an in-depth study in the format prescribed by HUD. Components included: an analysis of HUD-provided data and local data assessing demographic patterns and trends since 1990; an assessment of fair housing issues related to segregation/integration; concentrated areas of poverty; disparities in access to opportunity; and disproportionate housing needs. There was also extensive outreach to facilitate

meaningful community participation and stakeholder collaboration in all phases of the AFH Plan development.

Assessment results along with stakeholder comments and recommendations were used in identifying contributing factors that have a causal relationship to impeding fair housing. These contributing factors include variables such as community opposition to the placement of affordable housing; lack of public or private investment; zoning laws; and economic pressures which hinder fair housing. The contributing factors were used in developing the proposed AFH fair housing goals which focus on two overriding priorities: increasing access to neighborhoods of opportunity; and increasing investment in underserved neighborhoods.

A snapshot of data findings presented in the AFH Plan follows:

- The African American population experienced a drastic decline after Hurricane Katrina, losing 121,152 residents (a 37% reduction) between 2000 and 2010.
- The 65+ age group lost about 34% of its population after Katrina.
- The level of segregation has continued to increase for all groups in Orleans Parish since 1990.
- HUD maps show that approximately 85% of HANO's public housing units are located in concentrated areas of poverty, but that only 33% of voucher assisted households are located in concentrated areas of poverty.

Elements of community engagement included a July 6th meeting with stakeholder organizations, public hearings on July 19th and September 10th, and a HANO Resident Advisory Board meeting on September 13th – all of which provided substantial stakeholder input. A community discussion on the AFH Plan will take place as part of the Dillard University Housing Health and Home Improvement Seminar on September 24th, and a final public hearing is scheduled at HANO for October 3rd.

The draft AFH Plan was posted for comment on August 19th, placed on HANO's and the City's websites, made available for review at HANO's Central and Site Management Offices, at the City's Office of Community Development, and at New Orleans Public Libraries. Several other media outlets were used to advertise and facilitate community engagement including placement of ads in multiple newspapers, public service announcements, and radio interviews. The Greater New Orleans Fair Housing Action Center also conducted capacity building sessions with several organizations and designed a survey instrument which was completed by more than 175 residents, including HANO clients.

The AFH Plan is consistent with the City's "*Housing for a Resilient New Orleans*" Plan, in its efforts to build or preserve affordable housing and further fair housing. The AFH Plan is also aligned with the "*HousingNOLA*" Plan which represents a framework for addressing barriers to housing and opportunity in New Orleans. Additionally, "*HANO's PHA Plan*" and the "*City of New Orleans Consolidated Plan*" informed the analysis and formulation of goals found within the AFH Plan.

The AFH Plan is designed to affirmatively further fair housing by working toward an overarching mission which ensures that everyone who calls New Orleans home is able to access similar opportunities without discrimination. It is hereby requested that the Board of Commissioners authorize submission of the 2016 AFH Plan to HUD, pending consideration of stakeholder comments received at the upcoming public hearing on October 3rd.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
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SEPTEMBER 27, 2016**

RESOLUTION NO. 2016-22

WHEREAS, in 2015 the U.S. Department of Housing and Urban Development (HUD) released a revised Affirmatively Furthering Fair Housing (AFFH) Rule setting forth an enhanced regulatory framework to further the purposes of the 1968 Fair Housing Act; and

WHEREAS, the goal of the AFFH Rule is to ensure that meaningful action is taken by local governments, public housing agencies, and other federal grantees to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity; and

WHEREAS, the City of New Orleans and HANO partnered in developing the required Assessment of Fair Housing (AFH) Plan and New Orleans is among the first 23 jurisdictions in the nation with an AFH Plan due to HUD on October 4, 2016; and

WHEREAS, the City and HANO worked closely with the Greater New Orleans Fair Housing Action Center, the Greater New Orleans Housing Alliance, PolicyLink, the Lawyers' Committee for Civil Rights under Law, and Enterprise Community Partners in developing the AFH Plan; and

WHEREAS, with equity as a guiding principle, the AFH planning team conducted an in-depth study in the format prescribed by HUD which included analysis of HUD and local data assessing demographic patterns and trends since 1990, and an assessment of fair housing issues and related contributing factors; and

WHEREAS, there was extensive outreach to facilitate meaningful community participation and stakeholder collaboration in all phases of AFH Plan development; and engagement activities included a series of public hearings; consultation with the HANO Resident Advisory Board; participation in the upcoming Dillard University 10th Annual Housing, Health, and Home Improvement Fair; public service announcements; and use of survey instruments to capture resident opinions about housing and other community concerns; and

WHEREAS, assessment results in conjunction with stakeholder comments and recommendations were used in developing the proposed AFH fair housing goals which focus on two overriding priorities: increasing access to neighborhoods of opportunity; and increasing investment in underserved neighborhoods; and

WHEREAS, the AFH Plan is aligned with the City's "*Housing for a Resilient New Orleans*" and the HousingNOLA Plan; and "*HANO's PHA Plan*" and the "*City of New Orleans Consolidated Plan*" informed the development of the AFH goals.

**Resolution 2016-22
September 27, 2016
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THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes submission of the 2016 AFH Plan to HUD, pending consideration of stakeholder comments received at the upcoming public hearing on October 3rd.

Executed this 27th day of September, 2016

APPROVAL:

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



September 27, 2016

MEMORANDUM

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

Through Gregg Fortner
Executive Director

From: Jennifer Adams
Director, Development and Modernization

Re: Award of Contract - RFQ #16-912-41 - Completion and Corrective Work at the
Florida Avenue New Affordable Housing Units

In 2013, the Housing Authority of New Orleans (HANO) awarded the contract for the construction of 52 affordable housing rental units at the Florida Avenue Development to Parkcrest Builders, LLC (Contractor). The Contractor was obligated to deliver 52 residential rental units and all associated infrastructure by September 2014. The Contractor missed the original completion date as well as an extended contract date. On April 10, 2015, HANO sent a Notice of Final Default and Termination to Parkcrest Builders LLC and requested that the Contractor's surety company, Liberty Mutual (Surety), fulfill its obligation to complete the project. HANO signed a Takeover Agreement with the Surety, effective June 9, 2015, to restart work on the project after termination of the Contractor. The Surety rehired Parkcrest Builders to complete the work on the Surety's behalf with a new completion date established. However, the Surety did not complete the project in accordance with construction documents and failed to achieve substantial completion by the date established. Although Certificates of Use and Occupancy had been obtained, the Surety failed to address final punch list items and resolve code compliance issues relative to all 52 units. HANO sent notice to the Surety on June 29, 2016 that it would assume control of the project and procure a contractor to complete the outstanding items. Subsequently, the Surety provided notice that they would abandon the project on July 1, 2016.

HANO developed a scope of work to complete the remaining punch list items and code compliance issues. Invitation for Bids #16-912-41 for the Completion and Corrective Work at the Florida Avenue New Affordable Housing Units was released on August 12, 2016. Bids were opened on September 9, 2016. HANO received one (1) bid for \$1,700,000.00 from Colmex Construction, LLC. The budget for the project was \$1,500,000.00. The contract duration is 122 days.

CERTIFICATIONS

Finance

The Finance Department has certified that the funds are available to complete the project using a combination of Capital and FEMA funds.

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. Colmex Construction, LLC submitted the lowest, responsive and responsible bid. The Procurement Memo is part of this packet.

DBE/WBE/Section 3

The Section 3 / MWBE Program Coordinator has reviewed the Employment, Training and Contracting Plans submitted by Colmex Construction, LLC and finds them to be 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 part of this packet.

HANO requests that the Board of Commissioners authorize the Executive Director to execute a contract with Colmex Construction, LLC for the Completion and Corrective Work at the Florida Avenue New Affordable Housing Units in the amount of One Million Seven Hundred Thousand Dollars (\$1,700,000.00), pursuant to Invitation for Bids #16-912-41.

**HOUSING AUTHORITY OF NEW ORLEANS
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RESOLUTION NO. 2016-23

WHEREAS, the Housing Authority of New Orleans (HANO) procured a contractor in 2013 to build 52 affordable housing units at the site of the former Florida public housing development (Project); and

WHEREAS, the contractor and its bonding company failed to complete the Project; and

WHEREAS, HANO notified the bonding company of its intent to assume control of the project on June 29, 2016 in order to perform the corrective and punch list work necessary to occupy the units; and

WHEREAS, the Finance Department has certified there is sufficient funding to provide for the Completion and Corrective Work at the Florida Avenue New Affordable Housing Units; and

WHEREAS, HANO issued Invitation for Bids (IFB) #16-912-41 to procure a contractor to complete the corrective work at the Florida Avenue New Affordable Housing Units ; and

WHEREAS, one response to the Invitation for Bids #16-912-41 for the Completion and Corrective Work at the Florida Avenue New Affordable Housing Units was received on September 9, 2016 from Colmex Construction, LLC; and

WHEREAS, Colmex Construction, LLC 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 and determined they are responsible; and

WHEREAS, it is recommended that approval be given to award a contract to Colmex Construction, LLC in the amount of One Million Seven Hundred Thousand Dollars (\$1,700,000.00) for the completion of 52 units at the Florida Avenue New Affordable Housing Units.

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the award of a contract to Colmex Construction, LLC in the amount of One Million Seven Hundred Thousand Dollars (\$1,700,000.00), pursuant to Request for Quotes #16-912-41.

Executed this 27th day of September, 2016

APPROVAL:

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



September 27, 2016

MEMORANDUM

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

**Through Gregg Fortner
Executive Director**

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

**Re: Award of Contract - RFQ #16-911-25- On Call Architectural and
Engineering Services for the Revitalization and Modernization of HANO
Properties**

The Housing Authority of New Orleans (HANO) issued a Request for Qualifications (RFQ) on Wednesday, June 1, 2016 for the purpose of procuring one or more firms to provide On Call Architectural and Engineering Services for the Revitalization and Modernization of HANO Properties, pursuant to Request for Qualifications Number 16-911-25. A total of eleven (11) proposals were received on Friday, June 24, 2016.

In accordance with the evaluation process outlined in the RFQ, an evaluation committee was established to review the proposals received in response to the solicitation. On Friday, August 5, 2016, the evaluation committee met. On Tuesday, August 16, 2016, the committee reconvened to evaluate and score proposals.

The ranking of the respondents is as follows:

Name	Total (100 Points)
ECM Consultants, Inc.	98
NY Associates, Inc.	97
Verges Rome	95
Manning Architects	91
Perez Architecture	91
Scairono Martinez Architects	91
Yeates	90
Jahncke & Burns Architects	88
C. Spencer Smith / Broadmoor Design Group	86
Volume Zero Architectural Design Studio	83
Design Office	60

Given the budget for the services and to provide the agency with the maximum choice of architectural and engineering firms with expertise in the modernization and revitalization as defined in the scope of services, it is recommended that HANO award on call architectural and engineering services contracts to the top ten (10) highest ranked firm that submitted proposals.

CERTIFICATIONS

Finance

The Finance Department has certified that the HUD Capital Funds are budgeted and available for the proposed budget.

The Board of Commissioners is hereby requested to authorize the Executive Director to award contracts to C. Spencer Smith / Broadmoor Design Group, ECM Consultants, Inc., Jahncke & Burns Architects, Manning Architects, NY Associates, Inc., Perez Architecture, Scairono Martinez Architects, Verges Rome, Volume Zero Architectural Design Studio, and Yeates & Yeates Architects, LLC to provide on call architectural and engineering services to HANO in the cumulative not to exceed amount of \$333,333.00 per year.

**HOUSING AUTHORITY OF NEW ORLEANS
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REGULAR MEETING
SEPTEMBER 27, 2016**

RESOLUTION NO. 2016-24

WHEREAS, the Housing Authority of New Orleans (HANO) has funds allocated in the agency's Capital Fund budget for the provision of on call architectural and engineering services; and

WHEREAS, HANO issued a Request for Qualifications (RFQ) on Wednesday, June 1, 2016 and eleven (11) proposals were received on Friday, June 24, 2016; and

WHEREAS, in an effort to provide the agency with the maximum choice of architectural and engineering firms with expertise in the modernization and revitalization as defined in the scope of services, it is recommended that HANO award on call architectural and engineering services contracts to the top ten (10) highest ranked firm that submitted proposals; and

WHEREAS, HANO conducted evaluations of proposals submitted by each firm, establishing C. Spencer Smith / Broadmoor Design Group, ECM Consultants, Inc., Jahncke & Burns Architects, Manning Architects, NY Associates, Inc., Perez Architecture, Scairono Martinez Architects, Verges Rome, Volume Zero Architectural Design Studio, and Yeates & Yeates Architects, LLC as the ten (10) highest ranked proposals in response to the solicitation; and

WHEREAS, HANO has successfully completed due diligence verification on the ten (10) highest ranked proposals; and

WHEREAS, it is recommended that approval be given to award contracts to C. Spencer Smith / Broadmoor Design Group, ECM Consultants, Inc., Jahncke & Burns Architects, Manning Architects, NY Associates, Inc., Perez Architecture, Scairono Martinez Architects, Verges Rome, Volume Zero Architectural Design Studio, and Yeates & Yeates Architects, LLC to provide on call architectural and engineering services to HANO in the cumulative not to exceed amount of \$333,333.00 per year; and

THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Executive Director to award contracts to C. Spencer Smith / Broadmoor Design Group, ECM Consultants, Inc., Jahncke & Burns Architects, Manning Architects, NY Associates, Inc., Perez Architecture, Scairono Martinez Architects, Verges Rome, Volume Zero Architectural Design Studio, and Yeates & Yeates Architects, LLC to provide on call architectural and engineering services to HANO in the cumulative not to exceed amount of \$333,333.00 per year

Executed this 27th day of September, 2016

APPROVAL:

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