



HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING

ABUNDANCE OF DESIRE  
3600 DESIRE PARKWAY, NEW ORLEANS, LA 70126

MAY 28, 2019 at 4:00 P.M.

AGENDA (AMENDED)

BOARD OF COMMISSIONERS

PRESIDENT  
CASIUS PEALER

VICE PRESIDENT  
LISHA A. WHEELER

COMMISSIONERS  
ISABEL BARRIOS  
TONI HACKETT ANTRUM  
SHARON JASPER  
DEBRA JOSEPH  
KIM PIPER  
ALICE RIENER

COMMITTEE APPOINTMENTS

DEVELOPMENT,  
ASSET MANAGEMENT &  
OPERATIONS

CHAIR  
LISHA WHEELER

COMMISSIONERS  
ISABEL BARRIOS  
DEBRA JOSEPH  
SHARON JASPER

FINANCE & AUDIT

CHAIR  
TONI HACKETT ANTRUM

COMMISSIONERS  
CASIUS PEALER  
KIM PIPER  
ALICE RIENER

PERSONNEL

CHAIR  
CASIUS PEALER

COMMISSIONERS  
ISABEL BARRIOS  
DEBRA JOSEPH  
ALICE RIENER

- I. STATEMENT BY GENERAL COUNSEL
- II. CALL TO ORDER
- III. ROLL CALL
- IV. COMMENTS FROM THE CHAIR
- V. APPROVAL OF THE AGENDA
- VI. APPROVAL OF THE MINUTES
  - Regular Meeting held on April 30, 2019
- VII. EXECUTIVE DIRECTOR'S REPORT
- VIII. COMMISSIONER REPORTS
  - Residents' Advisory Board (RAB) Report
  - Landlords' Advisory Board Committee Report
- IX. COMMITTEE REPORT(S)
  - Finance & Audit Committee Report
  - Development, Asset Management & Operations Committee Report
  - Executive Director Ad Hoc Committee Report
- X. DISCUSSION
  - Auditor's Presentation
  - Discussion of process to provide input to the President in setting the business, affairs and policies of the Authority to be discussed at regular and special board meetings
- XI. NEW BUSINESS
  - ITEMS FOR APPROVAL AUTHORIZATION(S)
    - RESOLUTION NO. 2019-07 – Authorization to Submit HANO's PHA Annual Plan to HUD
    - RESOLUTION NO. 2019-08 – Authorization to Submit HANO's Capital Fund Program (CFP) Plan to HUD
    - RESOLUTION NO. 2019-09 – Increase in Micro-Purchase Threshold to \$10,000
- XII. PUBLIC COMMENTS
  - Public Comment(s)
  - Board of Commissioners Comment(s)
- XIII. ANNOUNCEMENTS AND REMINDERS
- XIV. ADJOURNMENT



**May 28, 2019**

**MEMORANDUM**

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

**Through: Gregg Fortner  
Executive Director**

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

**Re: Authorization to Submit HANO's Public Housing Agency (PHA) Annual Plan  
for Fiscal Year Beginning October 1, 2019 to HUD**

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The U. S. Housing Act of 1937 as amended and accompanying the United States Department of Housing and Urban Development (HUD) regulations require the nation's housing authorities to develop 5-Year and Annual Public Housing Agency (PHA) Plans. The *5-Year Plan*, which is prepared every fifth fiscal year, delineates the PHA's mission, goals, and objectives. The *Annual Plan* describes the Agency's immediate operations, policies, services, and programs.

The Housing Authority of New Orleans (HANO)'s current 5-Year Plan is in effect for the period October 1, 2015 through September 30, 2020. For purposes of this planning cycle, HANO's proposed submission is limited to the Annual PHA Plan for fiscal year beginning October 1, 2019. The submission also includes proposed policy updates to the Public Housing Admissions and Continued Occupancy Policy (ACOP) and to the Housing Choice Voucher Administrative Plan.

The PHA Annual Plan was compiled in the template format prescribed by HUD and posted for 45-day public comment beginning on March 29, 2019. There was a Plan review and consultation meeting with the HANO Resident Advisory Board (RAB) on April 11, 2019 and a report containing RAB comments and HANO responses has been appended to the Plan document. Additionally, on April 16, 2019 the required "Certification of Consistency with the Consolidated Plan" was executed by the City's Office of Housing Policy and Community Development.

A May 14<sup>th</sup> Public Hearing was conducted at the end of the 45-day comment period, and on May 16<sup>th</sup> the PHA Annual Plan was presented to the Development Committee of the HANO Board of Commissioners. All comments were carefully considered before finalizing the draft Plan.

It is requested that the HANO Board of Commissioners adopt the FY 2020 PHA Annual Plan and provide authorization to submit the Plan and related certifications to HUD.

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
MAY 28, 2019**

**RESOLUTION NO. 2019-07**

**WHEREAS**, the U. S. Housing Act of 1937 as amended and accompanying the United States Department of Housing and Urban Development (HUD) regulations require the development of a Public Housing Agency (PHA) Plan with Annual and 5-Year components; and,

**WHEREAS**, the Housing Authority of New Orleans (HANO)'s current, adopted 5-Year Plan is in effect for the period October 1, 2015 through September 30, 2020 and this submission is limited to the Annual Plan for fiscal year beginning October 1, 2019; and

**WHEREAS**, the PHA Annual Plan was compiled according to the template format prescribed by HUD regulations and further outlined in Notice PIH 2015-18; and

**WHEREAS**, HANO issued public notice and made the PHA Annual Plan; the Public Housing Admissions and Continued Occupancy Policy; and the Housing Choice Voucher Administrative Plan available for 45-day comment on March 29, 2019; and held a Plan consultation meeting with the Resident Advisory Board on April 11, 2019; and

**WHEREAS**, the required "Certification of Consistency with the Consolidated Plan" was executed by the City of New Orleans Office of Community Development on April 16, 2019; and

**WHEREAS**, HANO conducted a Public Hearing on May 11, 2019; and the PHA Annual Plan and related policies were discussed at the Development Committee of the HANO Board of Commissioners on May 16, 2019; and all comments were considered before finalizing the draft PHA Annual Plan and proposed policies;

**THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby adopts HANO's PHA Annual Plan for fiscal year beginning October 1, 2019 and authorizes its submission along with the associated policy documents and requisite certifications to HUD.

**Executed this 28<sup>th</sup> day of May, 2019.**

**APPROVAL:**

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**CASIUS PEALER  
PRESIDENT, BOARD OF COMMISSIONERS**



**May 28, 2019**

**MEMORANDUM**

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

**Through: Gregg Fortner  
Executive Director**

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

**Re: Authorization to Submit HANO's Capital Fund Program (CFP) Plan to HUD  
FFY 2019-2023**

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The Housing Authority of New Orleans (HANO) has prepared its Capital Fund Program (CFP) 5-Year Action Plan describing development initiatives and capital improvements needed to ensure long-term viability of the Agency's public housing developments. The Plan covers Federal Fiscal Years (FFYs) 2019 – 2023 and is updated yearly on a rolling basis. The Capital Fund Program Final Rule decoupled the CFP Plan from the Public Housing Agency (PHA) Plan. Therefore, HANO's CFP 5-Year Action Plan will be separately transmitted to the United States Department of Housing and Urban Development (HUD). HANO's PHA and CFP Plans, however, were developed under a concurrent preparation schedule and through a combined stakeholder engagement process.

Funding for the Plan is essentially derived from one HUD formula grant, the Capital Fund Program (CFP) grant, which includes Demolition, Disposition, Transition Funds (DDTF). Under HUD's revised capital funding formula, DDTF provides allocation for units recently demolished and CFP provides allocation for standing public housing units. As permitted by regulations, HANO allocates limited portions of these grants for administration (up to 10%), operations (up to 20%), and management improvements (up to 10%) and the remaining funds are dedicated to capital work items, including modernization and development projects. Project cost estimates are based on HANO's historical cost for similar projects and will be finalized once the Agency prepares bid packages for individual projects.

When HANO began the planning process, it had not received notification of its FFY 2019 capital grant allocations. Therefore, the basis for the CFP 5-Year Action Plan grant amounts were estimated projections of anticipated funding formula changes. In mid April, HANO was notified that the 2019 award will exceed the projection by approximately \$3.4 million. HANO will continue to submit the plan to HUD for approval and spread the additional funds among the work activities already in this year's plan. Monies are fungible between work activities and plan years unless a significant amendment is triggered. A significant amendment is defined as new demolition,

disposition, homeownership, Capital Fund financing, development, or mixed-finance proposals; or new non-emergency activities that exceed \$3 million.

As captured in the below, the Action Plan contemplates the drop in funding after the 2019 allocation when the Agency's DDTF allocation for the large unit inventory demolished in the decade following Hurricane Katrina is expected to phase out. The total projected 5-year budget is approximately \$41.5 million.

#### PROJECTED FUNDING

FFY 2019	\$ 14,900,000
FFY 2020	\$ 8,868,697
FFY 2021	\$ 7,627,830
FFY 2022	\$ 6,238,452
FFY 2023	\$ 3,900,000
<b>TOTAL</b>	<b>\$ 41,534,979</b>

\*All grant amounts projected in the Plan are subject to Congressional Appropriation.

The need for capital repairs at HANO's existing public housing sites outweighs the projected capital funding levels. Thus, properties owned by HANO and its affiliates were given initial priority for capital improvements (Fischer, Guste, and occupied Scattered Sites); and next-level priority was given to the oldest of the mixed-finance sites (River Gardens, The Estates). The CFP Plan also reflects HANO's ongoing commitment to the Iberville Choice Neighborhoods Initiative, to redevelopment of B.W. Cooper, and to redevelopment of vacant Scattered Sites. Placeholders were also included in later years for potential homeownership initiatives at The Estates and Lafitte.

All proposed capital work items and activities are outlined within the CFP 5-Year Action Plan in the format prescribed by HUD. The Action Plan was posted for the required 45-day public comment on March 29, 2019 and reviewed by the Resident Advisory Board (RAB) at a consultation meeting on April 11, 2019. On April 16, 2019, the required "Certification of Consistency with the Consolidated Plan" was executed by the City's Office of Community Development.

On May 14, 2019, a Public Hearing was conducted at the end of the 45-day comment period, and on May 16, 2019 the Capital Fund Plan was presented to the Development, Asset Management & Operations Committee of the HANO Board of Commissioners. All comments were carefully considered before finalizing the Plan.

It is requested that the HANO Board of Commissioners adopt the HANO CFP 5-Year Action Plan for FFY 2019 – 2023 and provide authorization to submit the Plan and related documents to HUD.

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
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MAY 28, 2019**

**RESOLUTION NO. 2019-08**

**WHEREAS**, the Housing Authority of New Orleans (HANO) has prepared its Capital Fund Program (CFP) 5-Year Action Plan for Federal Fiscal Years (FFs) 2019 – 2023 describing capital improvements needed to ensure long-term viability of the Agency’s public housing developments; and

**WHEREAS**, the Capital Fund Final Rule decoupled the CFP Plan from the Public Housing Agency (PHA) Plan and therefore, HANO’s CFP Action Plan will be separately transmitted to the United States Department of Housing and Urban Development (HUD) upon authorization by the HANO Board of Commissioners; and

**WHEREAS**, HANO’s CFP Action Plan contemplates, subject to Congressional Appropriation, approximately \$41.5 million in annual HUD capital grants, and all proposed work items are outlined in the HUD-prescribed format in the CFP 5-Year Action Plan document; and

**WHEREAS**, as permitted by regulations, HANO has allocated limited portions of its projected CFP grant for administration, operations, and management improvements with the remaining funds dedicated to capital work items; and

**WHEREAS**, HANO issued a public notice and made the CFP Action Plan available for 45-day comment on March 29, 2019; held a Plan consultation meeting with the Resident Advisory Board on April 11, 2019; and the required “Certification of Consistency with the Consolidated Plan” was executed by the City of New Orleans Office of Community Development on April 16, 2019; and

**WHEREAS**, HANO conducted a Public Hearing on May 14, 2019; the CFP Action Plan was discussed at the Development, Asset Management & Operations Committee of the HANO Board of Commissioners on May 16, 2019; and all comments were considered before finalizing the CFP Action Plan document;

**THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby adopts HANO’s CFP 5-Year Action Plan for FFYs 2019 – 2023 and authorizes its submission with the requisite documents to HUD.

**Executed this 28<sup>th</sup> day of May, 2019.**

**APPROVAL:**

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**CASIUS PEALER  
PRESIDENT, BOARD OF COMMISSIONERS**



**May 28, 2019**

**MEMORANDUM**

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

**Through: Shelley Smith  
Deputy Executive Director / Director of Strategic Planning**

**From: Audrey Plessy  
Manager, Procurement and Contracts**

**Re: Revisions to HANO's Procurement Policy**

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The Housing Authority of New Orleans (HANO) is requesting the Board of Commissioners to approve revisions to its current Procurement Policy. On June 20, 2018, the Office of Management and Budget (OMB) issued M-18-18, a Memorandum for Chief Financial Officers and Heads of Small Executive Agencies to implement statutory changes to the Micro-Purchase and the Simplified Acquisition Thresholds for Financial Assistance.

On March 12, 2019, HANO received official notification from the United States Department of Housing and Urban Development (HUD), which outlined the changes. The OMB increased the threshold for micro-purchases to \$10,000, and increased the threshold for simplified acquisitions to \$250,000. In accordance with 2 CFR 200.67, HANO seeks to only implement the increase to the micro-purchase threshold from \$3,000 to \$10,000. In accordance with 2 CFR 200.88, HANO does not seek to implement the increase to the simplified acquisitions threshold from \$150,000 to \$250,000.

HANO's Procurement and Contracts Department hereby requests the Board of Commissioners' approval of the revised Procurement Policy, dated May 28, 2019, pursuant to the Office of Management and Budget (OMB) M-18-18 Memorandum for Chief Financial Officers and Heads of Small Executive Agencies, to change HANO's Micro-Purchase Thresholds from \$3,000 to \$10,000.

**HOUSING AUTHORITY OF NEW ORLEANS  
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**RESOLUTION NO. 2019-09**

**WHEREAS**, on June 20, 2018, the Office of Management and Budget (OMB) issued M-18-18, a Memorandum for Chief Financial Officers and Heads of Small Executive Agencies to implement statutory changes to the Micro-Purchase and the Simplified Acquisition Thresholds for Financial Assistance; which is applicable to Federal and Non-Federal entities; and

**WHEREAS**, on March 12, 2019 an official memorandum was issued by the United States Department of Housing and Urban Development (HUD), authorizing an increase to the Micro-Purchase Threshold from \$3,000 to \$10,000, and authorizing an increase to the Simplified Acquisition Threshold from \$150,000 to \$250,000; and

**WHEREAS**, the Procurement and Contracts Department has incorporated only the increase to the Micro-Purchase Threshold from \$3,000 to \$10,000 into HANO's revised, proposed Procurement Policy and circulated the revised and proposed policy for internal review and approval; and

**WHEREAS**, it is requested that the Board of Commissioners approve revisions to the HANO Procurement Policy, pursuant to the Office of Management and Budget (OMB) M-18-18 Memorandum for Chief Financial Officers and Heads of Small Executive Agencies, dated June 20, 2018; and the official memorandum issued by the U.S. Department of Housing and Urban Development (HUD), dated March 12, 2019, authorizing an increase to the Micro-Purchase Threshold from \$3,000 to \$10,000.

**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves HANO's revised Procurement Policy pursuant to the requirements of the Office of Management and Budget (OMB) M-18-18 Memorandum, dated June 20, 2018; and the official memorandum issued by the U.S. Department of Housing and Urban Development (HUD), dated March 12, 2019, authorizing an increase to the Micro-Purchase Threshold from \$3,000 to \$10,000.

**Executed this 28<sup>th</sup> day of May, 2019.**

**APPROVAL:**

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**CASIUS PEALER  
PRESIDENT, BOARD OF COMMISSIONERS**