



HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING

BOARD OF COMMISSIONERS

PRESIDENT
CASIUS PEALER

VICE PRESIDENT
LISHA A. WHEELER

COMMISSIONERS
ISABEL BARRIOS
TONI HACKETT ANTRUM
SHARON JASPER
DEBRA JOSEPH
KIM PIPER
BILL ROUSSELLE

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
BILL ROUSSELLE

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

JULY 30, 2019 at 4:00 P.M.

AGENDA

- 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 June 25, 2019
 - Special Meeting held on July 23, 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
- X. NEW BUSINESS
 - ITEMS FOR APPROVAL
AUTHORIZATON(S)
 - RESOLUTION NO. 2019-14 – Land Swap Between HANO and OPSB for Land on Former B. W. Cooper Housing Development Site
 - RESOLUTION NO. 2019-15 – Approval of Management Agreement with Guste Homes Resident Management Corporation for Management Services at the Guste High Rise and Guste II Housing Communities
 - RESOLUTION NO. 2019-16 – Approval of a Contract of Employment with Evette Hester as the Executive Director
- XI. PUBLIC COMMENTS
 - Public Comment(s)
 - Board of Commissioners Comment(s)
- XII. ANNOUNCEMENTS AND REMINDERS
- XIII. ADJOURNMENT



July 30, 2019

MEMORANDUM

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

**Through: Gregg Fortner
Executive Director**

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

**Re: Land Swap between HANO and OPSB for Land on Former B. W. Cooper
Housing Development Site**

At one time, the entire BW Cooper site housed over 1,000 families who received public housing assistance from the Housing Authority of New Orleans (HANO) through funding from the Department of Housing and Urban Development (HUD). Post Katrina, a master plan reimagined the property as a 660-unit mixed-income community. The 1950s housing stock was demolished and 410 homes were built on adjacent portions of the property. Diminishing financial resources presented a barrier to completing the final 250 homes planned for the area. Up to 200 of those homes were to stand on the BW Cooper Phase IIA site (HANO Property) which is approximately 8 acres roughly bounded by Galvez, Erato, Prieur, and Earhart. The Property was appraised in 2018 for \$2.8 million, and HANO has prepared the site for redevelopment by completing over \$4 million in environmental remediation.

This property remains the largest single block of property owned by HANO in an emerging neighborhood.

Meanwhile, the Orleans Parish School Board (OPSB) has undertaken the redevelopment of the school property adjacent to the southeast portion of the site. In 2017, the OPSB expressed its desire to provide additional space for the Booker T Washington High School redevelopment primarily for athletic fields. In response, HANO proposed the exchange of three OPSB properties (OPSB Properties) which have the potential to yield a comparable number of housing opportunities in emerging areas and areas of high opportunity. The three OPSB properties are:

Address	Sq Feet	Potential Unit Yield
McDonogh 7 1111 Milan	53,520 (Bldg. 32,000)	30-40 units
Derham 2500 S Rocheblave	151,998	100-115 units
Chester 3944 Clio Pl	65,489	45-50 units
	271,007	176-205

Currently, both the McDonogh 7 and Derham properties are extremely low-density zoning. Any land swap must be contingent upon the City Planning Commission (CPC) verifying a possibility for the desired density on each property. The OPSB properties provide HANO less land mass but have the potential to provide a similar unit count if CPC approves the reuse of McDonogh 7 for housing and approves a change in zoning for the Derham property. Further, clean environmental reports will be a requirement of the exchange.

In 2007, the HUD Special Applications Center (SAC) authorized HANO to dispose of the entire BW Cooper Housing Development to the procured developer for the redevelopment of mixed-income housing. In order to proceed with the exchange, HANO is required to request an amendment to the SAC disposition approval to reflect the new owner, method of transfer, and use.

Therefore, it is requested that the Board of Commissioners of the Housing Authority of New Orleans authorize the Executive Director to submit to the HUD Special Application Center an amendment to the approved disposition requesting to exchange the HANO Property for the OPSB Properties.

**HOUSING AUTHORITY OF NEW ORLEANS
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JULY 30, 2019**

RESOLUTION No. 2019-14

WHEREAS, the Housing Authority of New Orleans (“HANO”) is the owner of certain vacant property located in the State of Louisiana, Parish of Orleans, which land is known as an eight (8) acre portion of the former BW Cooper Housing Development roughly bounded by Galvez, Erato, Prieur, and Earhart (the “HANO Property”); and

WHEREAS, the Orleans Parish School Board (“OPSB”) has expressed the desire to obtain the HANO Property to support the redevelopment of its Booker T Washington High School primarily with athletic fields; and

WHEREAS, HANO has determined that an exchange of the HANO Property for three (3) properties owned by the to the OPSB located at McDonogh 7/1111 Milan, Derham/2500 S Rocheblave, and Chester/3944 Clio PI (“OPSB Properties”) would mutual benefits for both parties and the community by providing crucial amenities to the high school and provide the potential for a comparable number of housing opportunities in emerging and higher opportunity areas; and

WHEREAS, an appraisal dated July 2018 established the value of the property at Two Million Eight Hundred Sixty Five Thousand Dollars (\$2,865,000.00); and

WHEREAS, in accordance with 24 CFR 970, the HANO Property was approved for disposition to a third-party developer for the redevelopment of mixed-income housing in 2007; and

WHEREAS, significant amendments to the acquiring entity, method of disposition, and/or use of the property must be approved by the HUD Special Applications Center (“SAC”);

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the Executive Director to submit to the HUD Special Application Center an amendment to the approved disposition requesting to exchange the HANO

Executed this 30th day of July, 2019.

APPROVAL:

**CASIUS PEALER
PRESIDENT, BOARD OF COMMISSIONERS**



July 30, 2019

MEMORANDUM

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

**Through: Gregg Fortner
Executive Director**

**From: Maggie Merrill
Director, Asset Management**

**Re: Approval of Management Agreement with Guste Homes Resident
Management Corporation for Management Services at the Guste High Rise
and Guste II Housing Communities**

On May 17, 2019, the Housing Authority of New Orleans (HANO) issued RFP #19-913-22 for Property Management Services for the Guste High Rise and Guste II Housing Communities. Two proposals were received on June 17, 2019, and subsequently scored and ranked. The General Counsel 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. HANO entered into contract negotiations with the highest ranked proposer, Guste Homes Resident Management Corporation (GHRMC) to provide management, administration, operations, and maintenance services to the public housing units at the Guste High Rise elderly community (385 units) and at Guste II (16 units).

The initial term of the agreement is for two (2) years. There are three additional one year option periods which must be approved by HANO, its Board of Commissioners, and/or the U.S. Department of Housing and Urban Development (HUD), prior to their execution. We have agreed to provide 95% of the operating subsidy provided to HANO after HUD proration for the operation of the property. Based on HUD's current proration of subsidy for both properties, the amount of operating subsidy estimated to be provided to the Guste High Rise in calendar year 2019 is approximately \$1,115,071, and is approximately \$56,904 for Guste II. These numbers are subject to change based on HUD appropriations per year. We have also agreed to a management fee of \$43 per occupied unit per month, including HUD approved vacancies. This is estimated as \$191,952 for Guste High Rise and \$8,256 for Guste II per year based on current occupancy trends. The management fee will be deducted from the property income, and will be reflected in the operating budget.

We ask the Board of Commissioners of the Housing Authority of New Orleans to hereby approve the Management Agreement contract with Guste Homes Resident Management Corporation for the management, administration, operations, and maintenance at the Guste High Rise and Guste

II housing communities, and to authorize the Executive Director to execute any and all documents necessary to effectuate the contract.

**HOUSING AUTHORITY OF NEW ORLEANS
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JULY 30, 2019**

RESOLUTION No. 2019-15

WHEREAS, the Housing Authority of New Orleans (HANO) is the owner of the Guste High Rise and Guste II Public Housing Communities; and

WHEREAS, the HANO issued RFP# 19-913-22 to procure a Management Agent to provide property management services for the Guste High Rise and Guste II public housing communities; and

WHEREAS, Guste Homes Resident Management Corporation (GHRMC) had the highest ranking proposal, and currently provides property management services to the Guste High Rise and Guste II public housing communities; and

WHEREAS, it is the intention of HANO that GHRMC provide management, administration, operation, and maintenance services to the Guste High Rise (385 units) and Guste II (16 units); and

WHEREAS, the Management Agreement contract with GHRMC for management services at the Guste High Rise and Guste II public housing communities is for an initial contract period of two (2) years, and will provide 95% of the operating subsidy provided to HANO after HUD proration for the operation of the property, and will provide a management fee of \$43 per occupied unit per month, including HUD approved vacancies; and

WHEREAS, the Management Agreement will further set forth the nature of the services to be provided and the terms and conditions associated with the performance of the Management Services;

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the new contract with Guste Homes Resident Management Corporation for the management, administration, operations, and maintenance of the Guste High Rise and Guste II public housing communities, and authorizes the Executive Director to execute any and all documents necessary to effectuate the contract.

Executed this 30th day of July, 2019.

APPROVAL:

**CASIUS PEALER
PRESIDENT, BOARD OF COMMISSIONERS**



July 30, 2019

MEMORANDUM

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

**Through: Gregg Fortner
Executive Director**

**From: Kelly Walker
Director, Human Resources**

**Re: Approval of a Contract of Employment with Evette Hester as Executive
Director**

In accordance with the provisions of La. R.S. 40:539(C)(1) of the Louisiana Housing Authorities Law, the Housing Authority of New Orleans (HANO) Board of Commissioners is required to select a Secretary of the HANO Board of Commissioners who shall also serve as the Executive Director and Chief Administrative Officer of HANO. Furthermore, the HANO Board of Commissioners is to enter into an employment contract with the person selected to fill these positions.

By Resolution No. 2014-14 dated June 26, 2014, the Board of Commissioners approved the selection of Gregg Fortner for these positions and authorized the President of the HANO Board of Commissioners to execute a contract of employment between HANO and Mr. Fortner that allowed Mr. Fortner to fill these positions. Additional employment contracts of employment were subsequently executed between HANO and Mr. Fortner. The current contract of employment between HANO and Mr. Fortner expired on July 7, 2019.

By Resolution No. 2019-12, dated June 25, 2019, the Board of Commissioners approved a month-to-month contract of employment with Gregory Fortner as the Executive Director, to be effective July 8, 2019, for a period of no more than three (3) consecutive months, that will allow Mr. Fortner to continue in his role as Secretary of the HANO Board of Commissioners, Executive Director of HANO, and Chief Administrative Officer of HANO while the HANO Board of Commissioners completes the process of selecting his successor, and while the successor officially takes over these positions.

The Board of Commissioners, with the concurrence of the City of New Orleans and HANO, has completed the Executive Director search and interviews and has recommended Ms. Evette Hester for the position.

By Resolution No. 2019-13, dated June 25, 2019, the Board of Commissioners approved the authorization to enter into negotiations with the candidate recommended for the role of Executive Director, Evette Hester.

Subsequent to the offer of employment to Ms. Hester by HANO and the Board of Commissioners, an employment contract was negotiated and all terms and conditions have been agreed to by the parties. The employment contract shall fix the compensation of the Executive Director and such other terms of employment as the authority has determined. The effective date of the contract is October 1, 2019.

In accordance with the provisions of the Louisiana Housing Authorities Law, the Board of Commissioners has the legal authority to execute the employment contract and bind HANO.

It is respectfully requested that the Board of Commissioners approve the selection of Ms. Evette Hester for the position of Executive Director and that the President of the HANO Board of Commissioners be authorized to execute the contract, which shall be effective October 1, 2019.

**HOUSING AUTHORITY OF NEW ORLEANS
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RESOLUTION NO. 2019-16

WHEREAS, The Housing Authority of New Orleans (HANO) was organized pursuant to the provisions of the Louisiana Housing Authorities Law, La. R.S. 40:381, et. seq; and

WHEREAS, in accordance with the provisions of La. R.S. 40:539(C)(1) of the Louisiana Housing Authorities Law, the Housing Authority of New Orleans (HANO) Board of Commissioners is required to select a Secretary of the HANO Board of Commissioners who shall also serve as the Executive Director and Chief Administrative Officer of HANO; and

WHEREAS, the HANO Board of Commissioners also is to enter into an employment contract with the executive director; and

WHEREAS, by Resolution No. 2014-14 dated June 26, 2014, the Board of Commissioners approved the selection of Gregg Fortner for these positions and authorized the President of the HANO Board of Commissioners to execute a contract of employment between HANO and Mr. Fortner that allowed Mr. Fortner to fill these positions. Additional employment contracts of employment were subsequently executed between HANO and Mr. Fortner, and

WHEREAS, the current contract of employment between HANO and Mr. Fortner expired on July 7, 2019; and

WHEREAS, by Resolution No. 2019-12, dated June 25, 2019, the Board of Commissioners approved a month-to-month contract of employment with Gregory Fortner as the Executive Director, to be effective July 8, 2019, for a period of no more than three (3) consecutive months, that will allow Mr. Fortner to continue in his role as Secretary of the HANO Board of Commissioners, Executive Director of HANO, and Chief Administrative Officer of HANO; and

WHEREAS, as the HANO Board of Commissioners completes the process of selecting his successor, and while the successor officially takes over the positions; and

WHEREAS, the Board of Commissioners, with the concurrence of the City of New Orleans and HANO, has completed the Executive Director search and interviews and has recommended Ms. Evette Hester for the position; and

WHEREAS, by Resolution No. 2019-13, dated June 25, 2019, the Board of Commissioners approved the authorization to enter into negotiations with the candidate recommended for the role of Executive Director, Evette Hester; and

WHEREAS, an employment contract was negotiated with Ms. Hester and all terms and conditions have been agreed to by the parties; and

WHEREAS, the employment contract shall fix the compensation of the Executive Director and such other terms of employment as the authority has determined.

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby does hereby approve the selection of Ms. Evette Hester as the Executive Director and does hereby authorize the President of the Board of Commissioners to execute said contract for HANO effective October 1, 2019.

Executed this 30th day of July, 2019.

APPROVAL:

**CASIUS PEALER
PRESIDENT, BOARD OF COMMISSIONERS**