



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

**VIA ZOOM**

**MEETING ID: 896 9457 2739**

**PASSWORD: 441475**

Please note the certification of the Housing Authority of New Orleans (“HANO”) that is posted with this Agenda and which does certify that because of and pursuant to Executive Order and Emergency Proclamations Numbers 25 JBE 2020, 30 JBE 2020, and 33 JBE 2020 signed by Governor John Bel Edwards, HANO is unable to operate in accordance with the quorum requirement of La. R.S. 42:19 and therefore will conduct all or portions of this meeting by telephonic-conferencing and/or video-conferencing means without a physical quorum present. Procedures for appropriate participation by the public in this meeting are posted on HANO’s website.

**JANUARY 26, 2021 at 4:00pm**

**AGENDA**

- I. STATEMENT BY GENERAL COUNSEL**
- II. CALL TO ORDER**
- III. ROLL CALL**
- IV. COMMENTS FROM THE PRESIDENT**
- V. APPROVAL OF THE AGENDA**
- VI. APPROVAL OF THE MINUTES**
  - Annual Meeting Held on December 8, 2020
- VII. EXECUTIVE DIRECTOR’S REPORT**
- VIII. COMMISSIONER REPORTS**
  - Residents’ Advisory Board (RAB) Report
  - Landlords’ Advisory Board Committee Report
- IX. COMMITTEE REPORT(S)**
  - Development Committee Report

**BOARD OF COMMISSIONERS**

**PRESIDENT  
DEBRA JOSEPH**

**VICE PRESIDENT  
ISABEL BARRIOS**

**COMMISSIONERS  
AVERY FORET  
SHARON JASPER  
CAROL JOHNSON  
MONIKA MCKAY  
HYMA MOORE  
KIM PIPER  
BILL ROUSELLE**

**COMMITTEE APPOINTMENTS**

***DEVELOPMENT***

**CHAIR  
CAROL JOHNSON**

**COMMISSIONERS  
AVERY FORET  
MONIKA MCKAY  
KIM PIPER**

***ASSET MANAGEMENT &  
OPERATIONS***

**CHAIR  
BILL ROUSELLE**

**COMMISSIONERS  
ISABEL BARRIOS  
SHARON JASPER  
HYMA MOORE**

***FINANCE & AUDIT***

**CHAIR  
DEBRA JOSEPH**

**COMMISSIONER  
CAROL JOHNSON**

***PERSONNEL***

**CHAIR  
DEBRA JOSEPH**

**COMMISSIONERS  
ISABEL BARRIOS  
KIM PIPER  
BILL ROUSELLE**

**X. NEW BUSINESS**

**ITEMS FOR APPROVAL  
AUTHORIZATON(S)**

- **RESOLUTION NO. 2021-01 – Amendment to Resolution No. 2018-15 to Increase the AMI Restriction**

**XI. PUBLIC COMMENTS**

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

**XII. EXECUTIVE SESSION**

- **Pursuant to La. R.S. 42:17(A)(2), Executive Session to Discuss the following Litigation Matters:**
  - **Dasha Corner, et. al. v. HANO, No. 06-10751, E.D. La. (Consent Decree with GNOFHAC)**
  - **HANO v Trinity Christian Community, No. 2018-00864, Civil District Court for the Parish of Orleans**
  - **Parkcrest v HANO, No. 2015-1533, Eastern District of La.**
- **Pursuant to La. R.S. 42:17(A)(1), Executive Session to Discuss the Performance Evaluation of the Executive Director**

**XIII. ANNOUNCEMENTS AND REMINDERS**

**XIV. ADJOURNMENT**



**BOARD OF COMMISSIONERS**

**PRESIDENT  
DEBRA JOSEPH**

**VICE PRESIDENT  
ISABEL BARRIOS**

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

**JANUARY 26, 2021 at 4:00 pm**

**VIA ZOOM**

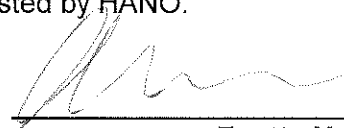
**CERTIFICATION OF INABILITY TO  
OPERATE AN IN-PERSON QUORUM**

In accordance with ACT 302, of the 2020 Regular Session of the Louisiana Legislature, signed by the Governor on June 12, 2020, La. R.S. 42:17.1 was enacted to allow for public bodies to conduct public meetings via electronic means when the "governor has declared a state of emergency or disaster involving a geographic area within the jurisdiction of the public body and the nature of the emergency or disaster would cause a meeting of the public body conducted pursuant to the other provisions of this Chapter to be detrimental to the health, safety, or welfare of the public."


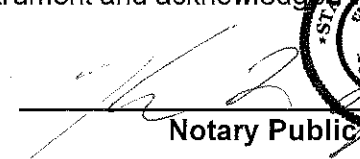
This notice shall serve as an acknowledgement of the Public Health Emergency declared in regard to the COVID-19 pandemic by Governor John Bel Edwards in executive orders and proclamations including but not limited to 30 JBE 2020, 59 JBE 2020 and 84 JBE 2020 dated March 16, 2020, May 14, 2020, and June 25, 2020 respectively.

This notice also shall serve as certification by the Housing Authority of New Orleans ("HANO") that an in-person meeting of this public body would be detrimental to the health, safety, or welfare of the public. As attested to below, Evette Hester, Secretary of the HANO Board of Commissioners, has conferred with members of HANO's Board of Commissioners and confirmed their inability to attend an in-person meeting because of the measures put in place by federal, state, and city officials to protect the health and safety of the public in regard to the COVID-19 pandemic.

Considering the foregoing, the Regular Board Meeting of the HANO Board of Commissioners to be held on January 26, 2021 at 4:00 p.m. will be held by videoconference in a manner that allows for observation and input by members of the public as set forth in the Notice and Agenda of the meeting that has been posted by HANO.

  
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**Evette Hester**  
**Secretary, HANO Board of Commissioners**

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On this 7<sup>th</sup> day of January, 2021 before me personally appeared Evette Hester, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that she executed the same as her act and deed.

  
  
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**Notary Public**  
STATE OF LOUISIANA  
BAR NO. 23887  
MY COMMISSION IS FOR LIFE



January 26, 2021

**MEMORANDUM**

**To:** Board of Commissioners  
President Debra Joseph, Vice President Isabel Barrios,  
Commissioner Avery Foret, Commissioner Sharon Jasper,  
Commissioner Carol Johnson, Commissioner Monika McKay,  
Commissioner Hyma Moore, Commissioner Kim Piper and  
Commissioner Bill Rouselle

**Through** Evette Hester  
Executive Director

**From:** Gionne Jourdan  
Director, Development and Modernization

**Re:** Amendment to HANO Resolution 2018-15

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On September 25, 2018, the Board of Commissioners of the Housing Authority of New Orleans (HANO) passed HANO Resolution 2018-15 which provided for the sale of six HANO Properties (the "Properties") to Home by Hand, Inc. ("HBH"). The sale was secondary to a Notice of Funding Availability ("NOFA") that had been jointly issued in August 2016 by HANO, the New Orleans Redevelopment Authority ("NORA"), and the City of New Orleans ("CNO"). The sale price for the properties was 10% of the Properties' appraised value. The sale required HBH to construct homeownership units on the properties.

The sale of the Properties to HBH also included a minimum 5-year deed restriction that recaptures the difference between the appraised value of the Properties and the 10% of appraised value to be paid by HBH if the homeownership units on the Properties are sold within 5 years to a buyer who does not meet the requirements of an affordable homebuyer. The sale defined an affordable homebuyer as a resident of the City of New Orleans whose income was at or below 80% Area Median Income ("AMI"). HBH was also required to provide a "first look period" to the recipients of HANO housing assistance when the construction of the homes on the property was completed.

To date, HBH has completed the construction of three homes on the six properties. HBH has provided a "first look period" to the recipients of HANO housing assistance for the three completed homes. One of the homes is occupied, one home is under contract, and one home is currently on the market.

The home currently under contract is located at 1473 N. Prieur Street and is the subject of a pending sale to a potential homebuyer whose income is 82% of AMI.

HBH entered into a sales contract for the homeownership unit located at 1473 N. Prieur Street with a prospective buyer whose income at the time of contract was less than 80% of AMI. However since the Covid-19 pandemic, the prospective buyer's AMI percentage increased by 2%

due to a reduction in the number of residents in her household that was necessary to satisfy social distancing requirements. Thus, the prospective buyer now has an income that is 82% of AMI.

HANO's goal and mission is to "to provide affordable housing opportunities for low-income residents of the City of New Orleans," while laying "the foundation for economic sustainability." Both parts of this mission will be accomplished by a di minimus increase of 2% in the AMI restriction that is currently attached to the property located at 1473 N. Prieur Street.

In addition, HANO's goal and mission will also be served by increasing the AMI restriction to 120% of AMI as allowed per the CDBG funding restrictions, enabling the developer to serve a larger segment of low to moderate income residents of the City of New Orleans. Therefore, HANO requests that the Board of Commissioners amend the 80% of AMI restriction that it placed on the sale of the properties to HBH when it approved HANO Resolution 2018-15, and allow for any prospective homebuyer of any of the homes constructed on the Properties to have an income at or less than 120% AMI.

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
JANUARY 26, 2021**

**RESOLUTION NO. 2021-01**

**WHEREAS**, the Board of Commissioners of the Housing Authority of New Orleans (HANO) passed HANO Resolution No. 2018-15 on September 25, 2018; and

**WHEREAS**, HANO Resolution No. 2018-15 provided that HANO would sell six of its properties to Home By Hand, Inc.(HBH); and

**WHEREAS**, the terms of the sale to HBH expressly stated that affordable homeownership units were to be constructed by HBH on the six properties; and

**WHEREAS**, the terms of the sale to HBH also expressly stated that, the six affordable homeownership units constructed on the six properties were to be offered to individuals or families whose income was at or below 80% Area Median Income (“AMI”) and expressly stated that HBH provide a “first look” at the homeownership units it constructs to individuals and/or families that receive housing assistance from HANO; and

**WHEREAS**, HANO and HBH have now mutually agreed to increase the restriction on the income of prospective buyers of any of the six homeownership units constructed by HBH pursuant to HANO Resolution No. 2018-15 from 80% or less of AMI to 120% or less of AMI; and

**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing approves and authorizes HANO Executive Director, Evette Hester, to take all actions necessary to amend the sales agreement between HANO and HBH that was authorized by HANO Resolution 2018-15 in a manner that increases the restriction on the income of prospective buyers of any of the six homeownership units constructed by HBH from 80% or less of AMI to 120% or less of AMI. All other provisions of the sales agreement entered into by HANO and HBH in accordance with HANO Resolution 2018-15 are to remain unchanged.

**Executed this 26<sup>th</sup> Day of January, 2021.**

**APPROVAL:**

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**DEBRA JOSEPH  
PRESIDENT, BOARD OF COMMISSIONERS**