

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
FEBRUARY 24, 2015**

RESOLUTION NO. 2015-01

WHEREAS, the Housing Authority of New Orleans (HANO) maintains approximately 230 scattered site properties throughout Orleans Parish and has determined that many of these sites are underutilized and have development potential; and

WHEREAS, HANO seeks to partner with firms to achieve its development goals, including, but not limited to, the rehabilitation of existing structures, demolition of existing structures, replacement housing, new infill housing between existing structures, new commercial structures, homeownership, market rate rental, affordable rental, public housing, or any combination of these development types; and

WHEREAS, HANO issued Request for Qualifications (RFQ) #14-911-48 to solicit Statements of Qualifications and Letters of Interest from developers that possess the necessary qualifications to develop HANO's scattered site properties; and

WHEREAS, a total of twenty-one (21) proposals were received on Friday, December 5, 2014; and

WHEREAS, HANO conducted evaluations of each proposal submitted establishing that 20 of 21 respondents met the threshold requirements of the RFQ; and

WHEREAS, once a pool of development partners is identified through the RFQ process, Request for Proposals (RFPs) will be issued to the selected pool of developers that will identify specific projects; and

WHEREAS, 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; and


WHEREAS, it is recommended, to provide HANO with the maximum choice of partners in the areas of specialization as defined in the scope of services, that approval be given to qualify 20 partners for the development of scattered sites.

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the Executive Director to place the following firms on a pre-qualified list of developers for the development of scattered site properties pursuant to Request for Qualifications #14-911-48:

1. CCNO Development, LLC
2. Chartres Street Station, LLC
3. Columbia Residential
4. Deep Roots Development
5. ETI, Inc.
6. F3 Management/SRF Group Consulting
7. Gulf Coast Housing Partnership
8. Harmony Neighborhood Development
9. Integrity Development Partnership
10. ITEX Group, LLC
11. JC Patin Group, LLC
12. New Orleans Area Habitat for Humanity
13. New Orleans Redevelopment Fund
14. Parkcrest Builders
15. Pentek Homes
16. Perez APC
17. Project Homecoming, Inc.
18. Providence Community Housing
19. REO, LLC; Nationwide Real Estate Corp.; Doucette & Associated Contractors
20. Urban Focus, LLC

Executed this 24th day of February, 2015

APPROVAL:



DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS



February 24, 2015

MEMORANDUM

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

**Through: Gregg Fortner
Executive Director**

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

**Re: Approval of Scattered Sites Development Partners Pursuant to Request for
Qualifications #14-911-48**

The Housing Authority of New Orleans (HANO) maintains approximately 230 scattered site properties throughout Orleans Parish, which range in size from 1,300 to 158,000 square feet. HANO has determined that many of these sites are underutilized and have development potential. Development activities may include more than one site, or may involve only a portion of a site. Development may include rehabilitation of existing structures, demolition of existing structures, replacement housing, new infill housing between existing structures, new commercial structures, homeownership, market rate rental, affordable rental, public housing, or any combination of these development types.

In an effort to identify potential partners for these development opportunities, HANO issued Request for Qualifications (RFQ) #14-911-48 soliciting Statements of Qualifications and Letters of Interest from developers that possess the necessary qualifications to develop HANO's scattered site properties. Once a pool of development partners is identified through the RFQ process, Request for Proposals (RFPs) will be issued to the selected pool of developers that will identify specific projects.

The RFQ was advertised for a total of 36 days. The advertisement was published in the Times-Picayune on Friday, October 31, 2014, Wednesday, November 5, 2014, and Wednesday, November 12, 2014, and posted on NOLA.com. Additionally, a Notice of Advertisement was posted on the National Association of Housing and Redevelopment Officials (NAHRO) website. A total of twenty-one (21) proposals were received on Friday, December 5, 2014 from the following firms:

1. CCNO Development, LLC
2. Chartres Street Station, LLC
3. Columbia Residential
4. Deep Roots Development
5. ETI, Inc.
6. F3 Management/SRF Group Consulting

7. Gulf Coast Housing Partnership
8. Harmony Neighborhood Development
9. Integrity Development Partnership
10. ITEX Group, LLC
11. JC Patin Group, LLC
12. New Orleans Area Habitat for Humanity
13. New Orleans Redevelopment Fund
14. Parkcrest Builders
15. Pentek Homes
16. Perez APC
17. Project Homecoming, Inc.
18. Providence Community Housing
19. Quin H. Breland
20. REO, LLC; Nationwide Real Estate Corp.; Doucette & Associated Contractors
21. Urban Focus, LLC

In accordance with the evaluation process outlined in the RFQ, an evaluation committee was established to review the proposals and come to a consensus score for each proposal. (see Procurement Certification) The committee determined that 20 of 21 respondents met the threshold requirements of the RFQ. The submission from Quin H. Breland was deemed non-responsive. In order to provide HANO with the maximum choice of partners in the areas of specialization as defined in the scope of services, the committee recommends qualifying 20 of the 21 respondents.

CERTIFICATIONS

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 procurement memo is in your packet.

HANO requests that the Board of Commissioners authorize the Executive Director to place the following firms on a pre-qualified list of developers for the development of scattered site properties pursuant to Request for Qualifications #14-911-48:

1. CCNO Development, LLC
2. Chartres Street Station, LLC
3. Columbia Residential
4. Deep Roots Development
5. ETI, Inc.
6. F3 Management/SRF Group Consulting
7. Gulf Coast Housing Partnership
8. Harmony Neighborhood Development
9. Integrity Development Partnership
10. ITEX Group, LLC
11. JC Patin Group, LLC
12. New Orleans Area Habitat for Humanity

13. New Orleans Redevelopment Fund
14. Parkcrest Builders
15. Pentek Homes
16. Perez APC
17. Project Homecoming, Inc.
18. Providence Community Housing
19. REO, LLC; Nationwide Real Estate Corp.; Doucette & Associated Contractors
20. Urban Focus, LLC