HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING

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

JANUARY 29, 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
   • ANNUAL MEETING HELD ON DECEMBER 12, 2018

VII. EXECUTIVE DIRECTOR’S REPORT

VIII. COMMISSIONER REPORTS
   • RESIDENTS’ ADVISORY BOARD (RAB) REPORT
   • LANDLORDS’ ADVISORY COMMITTEE REPORT

IX. COMMITTEE REPORT(S)
   • FINANCE & AUDIT COMMITTEE REPORT
   • DEVELOPMENT, ASSET MANAGEMENT & OPERATIONS COMMITTEE REPORT
   • PERSONNEL COMMITTEE REPORT

X. UNFINISHED BUSINESS
   • ELECTION OF THE VICE PRESIDENT

XI. NEW BUSINESS
   • SETTING OF TERMS FOR BOARD MEMBERS (LA. R.S. 40:532)
   • QUORUM REQUIREMENT FOR COMMITTEES
   • PRESENTATION ON SMALL AREA FAIR MARKET RENT FACT-FINDING
   • EXCEPTION PAYMENT STANDARD UPDATE
   • ITEMS FOR APPROVAL
     AUTHORIZATON(S)
     • RESOLUTION NO. 2019-01 – APPROVAL OF ODYSSEY HOUSE PROPERTY EXCHANGE

XII. PUBLIC COMMENTS
   • PUBLIC COMMENT(S)
   • BOARD OF COMMISSIONERS COMMENT(S)

XIII. ANNOUNCEMENTS AND REMINDERS

XIV. ADJOURNMENT
January 29, 2019

MEMORANDUM

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

Through Gregg Fortner
   Executive Director

From: Jennifer Adams
   Director, Development and Modernization

Re: Exchange of HANO Property at 2427 Ursulines Avenue for Odyssey House Louisiana Property at 1120 Piety Street

On June 8, 2018, the Housing Authority of New Orleans (HANO) issued Request for Qualifications (RFQ) #18-911-29 for the development of 177 vacant properties owned by HANO. Respondents were allowed to propose on one or more of the parcels. HANO received 6 proposals on 20 properties by the July 18, 2018 due date.

Odyssey House Louisiana (OHL) was one of the respondents to the RFQ, proposing to build a duplex on HANO’s property at 1834 Ursulines Avenue in exchange for the fee simple sale of HANO’s property at 2427 Ursulines Avenue to OHL. Subsequent negotiations have yielded a revised proposal to exchange fee simple title to HANO’s vacant land at 2427 Ursulines Avenue for fee simple title to OHL’s newly renovated 3 bedroom, 2 bath home at 1120 Piety Street.

OHL is a non-profit behavioral healthcare facility with a mission of empowering people to conquer addiction. OHL is the largest substance treatment agency in the state of Louisiana. Since 1991, OHL has contracted with UNITY of Greater New Orleans to provide transitional housing and supportive services to homeless individuals. The OHL main campus is located on Tonti Street and abuts HANO’s property at 2427 Ursulines. OHL desires to acquire the HANO parcel for parking to serve its campus and relieve street congestion in the neighborhood. In return, HANO will receive a newly renovated home that can be occupied and placed under the Annual Contributions Contract immediately upon execution of the exchange. The home is newly renovated and is on the cusp of one of the highest opportunity areas in the city with easy access to public transportation and amenities.

The 2427 Ursulines property appraised for $95,000 in July 2018. Although an appraisal has not yet been performed on the 1120 Piety property, comparable recent sales in the neighborhood suggest that value of the property is between $200,000 and $250,000. Prior to completing the exchange, HANO will submit an amendment request to its 2014 disposition approval from HUD for the property to reflect the terms of the proposal. HANO will also perform and Housing Quality...
Standards (HQS) inspection of the 1120 Piety Street Property to ensure it meets all HUD requirements for occupancy.

Because this proposal exchanges vacant land for a newly renovated home available for immediate occupancy in an area with comparable access to public transportation and other amenities, furthering HANO’s mission to provide affordable housing opportunities, HANO staff recommends the exchange of HANO’s vacant lot at 2427 Ursulines Avenue for the improved property at 1120 Piety Street subject to the proper inspections and due diligence by both parties.

Therefore, it is requested that the Board of Commissioners of the Housing Authority of New Orleans authorize the Executive Director to execute any and all documents necessary to effectuate the exchange of HANO’s property at 2427 Ursulines Avenue for Odyssey House Louisiana’s property and improvements at 1120 Piety Street, subject to HUD approval and both parties’ due diligence.
WHEREAS, the Housing Authority of New Orleans (HANO) maintains approximately 230 vacant scattered site properties and 4 partially developed traditional public housing sites throughout Orleans Parish and determined that these sites are underutilized and have development potential; and

WHEREAS, HANO issued Request for Qualifications (RFQ) #18-911-29 to solicit proposals for the development of up to 177 of HANO’s vacant properties; and

WHEREAS, HANO received a response to RFQ #18-911-29 from Odyssey House Louisiana (OHL) regarding HANO’s vacant land at 2427 Ursulines Avenue; and

WHEREAS, subsequent negotiations with OHL have yielded a proposal to exchange HANO property at 2427 Ursulines Avenue with OHL property at 1120 Piety Street; and

WHEREAS, the vacant land at 2427 Ursulines Avenue appraised for $95,000 in July 2018; and

WHEREAS, the value of the home located at 1120 Piety Street is estimated to be $200,000 to $250,000 based on comparable recent sales in the neighborhood and is available for immediate occupancy; and

WHEREAS, HANO has previously submitted an application to HUD for the demolition and disposition of 2427 Ursulines that must be amended prior to the exchange; and

WHEREAS, HANO staff recommends the exchange of vacant land at 2427 Ursulines Avenue for a newly renovated home available for immediate occupancy at 1120 Piety Street which is located in an area with comparable access to public transportation and other amenities, furthering HANO’s mission to provide affordable housing opportunities;

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the Executive Director to execute any and all documents necessary to effectuate the exchange of HANO’s property at 2427 Ursulines Avenue for Odyssey House of Louisiana’s property and improvements at 1120 Piety Street, subject to HUD approval and the due diligence of both parties.

Executed this 29th day of January, 2019

APPROVAL:

_______________________________________
CASIUS PEALER
PRESIDENT, BOARD OF COMMISSIONERS
January 29, 2019

MEMORANDUM

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

Through: Gregg Fortner
    Executive Director

From: Nyssa LeBeau
    Principal Administrative Analyst, Housing Choice Voucher Program

Re: Exception Payment Standard Update

At the August 2018 Board Meeting a report was provided on the Housing Authority of New Orleans (HANO) Exception Payment Standards through July 31, 2018. In an effort to keep the Board updated on the Exception Payment Standards and their use in the Housing Choice Voucher Program (HCVP), an analysis of moves into the Exception Payment Standard zip codes has been completed through December 31, 2018.

Background

HANO implemented the exception payment standards on January 1, 2018 for a six-month trial run in the zip codes of 70115, 70116, 70118, 70124, and 70130. The six-month trial run was extended indefinitely. The selected zip codes represent areas where less than ten percent of households are voucher holders, the poverty rate is thirty percent or less, and the SAFMRs are higher than HANO’s payment standards. To promote these new payment standards, HANO provided updated estimate sheets that show the maximum possible contract rent in each zip code. These estimate sheets allowed applicants and participants to know how much they could afford in each area of New Orleans. Table 1 below shows the exception payment standards by zip code as well as the normal payment standards for all other zip codes.

Table 1: 2018 HANO Payment Standards

<table>
<thead>
<tr>
<th>ZIP Code</th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
<th>5 Bedroom</th>
<th>6 Bedroom</th>
<th>7 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>70115</td>
<td>$979</td>
<td>$1,144</td>
<td>$1,375</td>
<td>$1,760</td>
<td>$2,035</td>
<td>$2,340</td>
<td>$2,645</td>
<td>$2,950</td>
</tr>
<tr>
<td>70116</td>
<td>$847</td>
<td>$990</td>
<td>$1,188</td>
<td>$1,529</td>
<td>$1,771</td>
<td>$2,036</td>
<td>$2,302</td>
<td>$2,567</td>
</tr>
<tr>
<td>70118</td>
<td>$891</td>
<td>$1,045</td>
<td>$1,254</td>
<td>$1,606</td>
<td>$1,859</td>
<td>$2,137</td>
<td>$2,416</td>
<td>$2,695</td>
</tr>
<tr>
<td>70124</td>
<td>$1,023</td>
<td>$1,199</td>
<td>$1,441</td>
<td>$1,848</td>
<td>$2,145</td>
<td>$2,466</td>
<td>$2,788</td>
<td>$3,110</td>
</tr>
<tr>
<td>70130</td>
<td>$1,100</td>
<td>$1,287</td>
<td>$1,551</td>
<td>$1,991</td>
<td>$2,299</td>
<td>$2,643</td>
<td>$2,988</td>
<td>$3,333</td>
</tr>
<tr>
<td>All Other Zip Codes</td>
<td>$778</td>
<td>$909</td>
<td>$1,095</td>
<td>$1,404</td>
<td>$1,624</td>
<td>$1,867</td>
<td>$2,112</td>
<td>$2,355</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>------------</td>
<td>------------</td>
<td>------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moved to All Zip Codes</td>
<td>1,117</td>
<td>947</td>
<td>2,064</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moved to Exception PS Zip Code</td>
<td>132</td>
<td>110</td>
<td>242</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Removal of PBV, Home, and Port In Billable</td>
<td>-28</td>
<td>-3</td>
<td>-31</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total (Includes moves from Exception PS to Exception PS)</td>
<td>104</td>
<td>107</td>
<td>211</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moved from non-Exception PS to Exception PS Zip Codes</td>
<td>66</td>
<td>74</td>
<td>140</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Actual benefit from Exception PS</td>
<td>23</td>
<td>46</td>
<td>69</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average benefit amount per month*</td>
<td>$153.58</td>
<td>$171.61</td>
<td>$162.60</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zip code with most benefits*</td>
<td>70130 (8)</td>
<td>70115 (17)</td>
<td>70115 (22)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moved away from Exception PS Zip Code</td>
<td>59</td>
<td>46</td>
<td>105</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net increase in households in Exception PS Zip Codes</td>
<td>7</td>
<td>28</td>
<td>35</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*The January - July benefit amount and count changed from $133.17 and 70130 (12) due to an improvement in how the benefit amount was calculated.

**Exception Payment Standard Move Analysis**

While the change was not drastic, some increases can be seen in both the number of movers and the benefits seen from the Exception Payment Standards for the time period of August 1, 2018 through December 31, 2018 compared to the first seven months of 2018. As seen in Table 2 above, the numbers of total movers into the Exception Payment Standard zip codes, as well as those new to the zip codes, increased. While the increases may look minimal due to the different time periods being compared, the total number of movers increased from about a fifteen per month to a twenty-one per month average. For the movers that were new to the five zip codes, the average increased from about nine movers to fifteen movers. The increase in families that saw a benefit from the Exception Payment Standards is more notable as that number doubled. The average benefit amount per month increased by almost twelve percent from $153.58 to $171.61 per month. This amount represents the increase in contract rent that a family was able to afford due to the higher Payment Standards, which they would not have been able to afford using the regular Payment Standards. While there was a decrease in the number of families moving out from these five zip codes, if you look at the monthly average for the periods, there was actually a slight increase from about eight per month to nine per month. Even with this increase, however, the net gain of households in these zip codes increased during the August through December time period.
Where Households Moved

As seen in Chart 1, moves into the Exception Payment zip codes were spread throughout all five zip codes for both the January through July and August through December periods. For both time periods, the largest number of moves were into the 70118 zip code and the fewest number of moves were into the 70124 zip code. By mapping the location of the assisted units for these movers, it is clear that the households were not disbursed evenly throughout each zip code, but rather concentrated in a small part of each zip code. This can be seen in the following maps, which include comparison summary maps for both time frames, as well as detailed comparison maps for each zip code for both time frames. While the moves are still concentrated in small areas of each zip code, the moves are starting to spread out slightly in each zip code.
January through July 2018
Exception Payment Standard Movers
All 2018
Exception Payment Standard Movers
70115 Exception Payment Standard Movers

January – July 2018

January – December 2018
70116 Exception Payment Standard Movers

January – July 2018

January – December 2018
70130 Exception Payment Standard Movers

January – July 2018

January – December 2018
As noted in the previous analysis of the January through July 2018 movers, not only are households concentrated in small portions of each zip code, but they also only moved to a few census tracts within each zip code. In the 70130 zip code, all the households moved into the same census tract. In the 70124 zip code, the one additional move was into another census tract for a total of two census tracts where households live within that zip code. The zip codes with the largest number of census tracts where households moved are 70115 and 70116, with eight census tracts in each.

Although the Exception Payment Standards were all applied to zip codes with poverty rates of 30% or less, families continue to move primarily into census tracts with higher poverty rates. As seen in Chart 2 above, the average poverty rate for movers continues to rise above thirty percent. The average rate for the August through December time period went down to 35.3% from 37.3%. This decrease resulted in an average poverty rate for all Exception Payment Standard movers in 2018 of 36.3%, which is not only higher than the city’s rate of 25.4%, but also higher than the rate for all HCVP participants of 33.9%.

A more detailed look at the poverty rates for movers by zip code, as seen in Chart 3 below, shows that for the majority of zip codes, the average poverty rate for movers was greater than the city’s rate and the average poverty rate for voucher holders. Only the 70124 zip code fell below both the city-wide and the overall HCVP rate. The households who moved into the 70115 zip code did, however, move to census tracts with an average poverty rate lower than that of the overall HCVP rate.

1 The poverty rates for the January through July 2018 movers as well as the city of New Orleans as a whole have changed since the last report, as the Census released new data for 2017. These values came from the 2017 American Community Survey 5-Year Estimates, Table S1701.
Surveys

In an ongoing effort to address the individual experiences of families moving into Exception Payment Standard zip codes and to gather data to make improvements to HANO’s procedures, surveys were mailed out after the August 2018 update to these families. HANO is working to complete surveys with the families who moved after the first batch was mailed as well as calling to ensure that families who are not responding to the mailed survey are given an alternate option to provide their feedback. An additional survey was created for families who moved out of Exception Payment Standard zip codes during this time frame.

Move Ins

While HANO will continue to survey the individuals who moved in the latter part of 2018, analysis of the surveys of the group who moved earlier in 2018 provides useful insight into areas that may need improvement. The majority of families surveyed stated that they were not aware of the higher payment standards. This is a drastic change from the August 2018 update where telephone surveys indicated that two thirds of the families were aware of these higher amounts. While part of the change may be attributable to the paper format of the survey versus the telephone conversation, it is an indication that improvements to how HANO disseminates information regarding the Exception Payment Standards are needed. In response to the question regarding what HANO could do to improve communication regarding these rates, over half of respondents stated that a briefing session would help. The second most common suggestion was for HANO to make the estimate sheets easier to read. When asked later in the survey what HANO could do to help during the housing search process, the majority of families stated that there was nothing HANO could do to assist. Other common responses included returning to the paper listing of units, versus the internet listing, and improving the quality of the housing options on the list.
The surveys also addressed issues surrounding the reasoning behind and selection process during the families’ moves. The majority of respondents, almost ninety-percent, stated that they searched in other zip codes outside of the one that they ultimately chose. While the reasoning for selecting a particular unit and/or zip code varied greatly, the majority of families stated that their selections either allowed them to live closer to work or that they were attracted by the amenities or features of the unit. While less than ten percent of families stated that they wished to move out of the zip code after a year, about sixty-five percent of families gave reasons why they would consider leaving the zip code. These reasons for leaving also varied, but the majority of respondents stated that they would move either due to crime or safety concerns or due to the unit being too expensive.

**Move Outs**

The surveys of families who moved out of Exception Payment Standard zip codes also addressed whether or not families knew about the new Payment Standards prior to their move and added questions about why the families left those zip codes and why they would consider returning. The majority of families stated that they were not aware of the higher rates; however, several of these families also stated that they did receive an estimate sheet that showed how much rent they could afford in each zip code. When asked about what HANO could do to improve communication on these rates, about sixty percent of families stated that a briefing would help. In regards to what HANO could do to make the moving process easier, several families mirrored the sentiments of the families who moved into these zip codes with statements regarding improving the quality of the housing listings and printing out the lists. Other responses included assisting with searching for housing, deposit assistance, and that there was nothing HANO could do to help. Half of respondents cited crime or safety as their primary reason for moving from their previous zip code, while about a third of families stated that they moved because they no longer liked or had issues with their units. Other common reasons were that the families did not like the neighborhood, the size of the unit, and that the owner sold or needed possession of the property. When asked about whether or not the families would move back to their previous zip codes, the majority of families stated that they would. The most common reason for moving back was that the families liked the neighborhood and/or location. Some specifically cited proximity to children’s school and transportation, but several families stated that they just liked that area. As with the families who moved into Exception Payment Standard zip codes, the responses of families that moved out indicated that HANO could use improvements in how the higher Payment Standards are communicated.

**On Going Work**

HANO acknowledges that further work is needed both to analyze continued moves and to make improvements to how the agency administers the Exception Payment Standards. In an effort to provide more information regarding the Exception Payment Standards, HANO has created a flyer that will be distributed to applicants and participants at regularly scheduled appointments and made available on HANO’s website. The agency has also updated its Information Packet, which is provided to applicants who are issued vouchers from HANO’s waiting list. The packet now contains information on the Exception Payment Standards. The agency is still considering hosting briefing sessions to provide further guidance on these higher rates. In addition to these in-house steps, HANO is continuing discussions with the Greater New Orleans Fair Housing Action Center regarding mobility counselling and housing search assistance. HANO hopes that through these efforts the Exception Payment Standards can continue to grow as a tool to allow greater access to more areas of the city of New Orleans.
Exception Payment Standards

The Housing Authority of New Orleans (HANO) has Exception Payment Standards in five (5) zip codes in New Orleans. These Exception Payment Standards allow HANO to pay higher rental amounts to owners in these five zip codes. If you are interested in moving, you may be able to afford a higher rent in these 5 zip codes than you could in other areas of the city.

The table below shows the Exception Payment Standard zip codes and their neighborhoods.

<table>
<thead>
<tr>
<th>Zip Code</th>
<th>Neighborhoods</th>
</tr>
</thead>
<tbody>
<tr>
<td>70115</td>
<td>Audubon*, Freret; Uptown; West Riverside; Touro; East Riverside; Irish Channel*; Central City*</td>
</tr>
<tr>
<td>70116</td>
<td>French Quarter*; Marigny*; Tremé-Lafitte*; Seventh Ward*</td>
</tr>
<tr>
<td>70118</td>
<td>Audubon*, Black Pearl; East Carrollton; Leonidas; Marlyville-Fontainebleau*; Hollygrove; Dixon; Gert Town*</td>
</tr>
<tr>
<td>70124</td>
<td>Lakewood; Navarre; Lakeview; West End; Lakeshore; Lake Vista</td>
</tr>
<tr>
<td>70130</td>
<td>Garden District*; Irish Channel*; Central City*; St. Thomas; Lower Garden District; Central Business District*; French Quarter*</td>
</tr>
</tbody>
</table>

*Only part of the neighborhood is in the zip code.

The table below shows the 2019 Exception Payment Standards by Zip Code, as well as the Payment Standard for all other zip codes.

<table>
<thead>
<tr>
<th>ZIP Code</th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
<th>5 Bedroom</th>
<th>6 Bedroom</th>
<th>7 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>70115</td>
<td>$1,001</td>
<td>$1,166</td>
<td>$1,397</td>
<td>$1,804</td>
<td>$2,068</td>
<td>$2,378</td>
<td>$2,688</td>
<td>$2,998</td>
</tr>
<tr>
<td>70116</td>
<td>$825</td>
<td>$957</td>
<td>$1,144</td>
<td>$1,485</td>
<td>$1,694</td>
<td>$1,948</td>
<td>$2,202</td>
<td>$2,456</td>
</tr>
<tr>
<td>70118</td>
<td>$880</td>
<td>$1,023</td>
<td>$1,221</td>
<td>$1,584</td>
<td>$1,804</td>
<td>$2,074</td>
<td>$2,345</td>
<td>$2,615</td>
</tr>
<tr>
<td>70124</td>
<td>$1,067</td>
<td>$1,243</td>
<td>$1,485</td>
<td>$1,925</td>
<td>$2,200</td>
<td>$2,530</td>
<td>$2,860</td>
<td>$3,190</td>
</tr>
<tr>
<td>70130</td>
<td>$1,155</td>
<td>$1,342</td>
<td>$1,606</td>
<td>$2,079</td>
<td>$2,376</td>
<td>$2,732</td>
<td>$3,088</td>
<td>$3,445</td>
</tr>
<tr>
<td>All Other Zip Codes</td>
<td>$795</td>
<td>$928</td>
<td>$1,108</td>
<td>$1,434</td>
<td>$1,641</td>
<td>$1,887</td>
<td>$2,133</td>
<td>$2,379</td>
</tr>
</tbody>
</table>

When you are issued a new voucher to move, you will receive an estimate sheet that will show how much you can afford in each zip code.

If you have any questions about the Exception Payment Standards, please contact your assigned Housing Specialist.