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.

AGENDA

MAY 28, 2020 at 4:00pm

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
   • Regular Meeting held on February 27, 2020
   • Special Meeting held on April 8, 2020

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 Committee Report
   • Personnel Committee Report
X. NEW BUSINESS

ITEMS FOR APPROVAL AUTHORIZATION(S)

- RESOLUTION NO. 2020-08 Authority to Enter into Loan and Ground Lease for Lafitte Block 6 Homeownership

- RESOLUTION NO. 2020-09 - Approval of the Sale of Three of HANO’s Scattered Sites on South Saratoga Street to the New Orleans Redevelopment Authority

- RESOLUTION NO. 2020-10 - Authority to Enter into a Contract for On-Call Agency-Wide HVAC Services

- RESOLUTION NO. 2020-11 - Approval of the Implementation of the Program Waivers Offered by HUD

XI. PUBLIC COMMENTS

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

XII. ANNOUNCEMENTS AND REMINDERS

XIII. EXECUTIVE SESSION

- Pursuant to La. R.S. 42:17(A)(2), to Discuss HANO’s Active Litigation

XIV. ADJOURNMENT
HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR COMMITTEE MEETING

MAY 28, 2020 at 4:00pm

VIA ZOOM

CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM

In accordance with Executive Order and Emergency Proclamation Numbers 30 JBE 2020 and 59 JBE 2020 issued by Governor John Bel Edwards on March 16, 2020 and May 14, 2020 respectively, this notice shall serve as a certification of the inability of the Housing Authority of New Orleans ("HANO") to operate in accordance with Louisiana's Open Meetings Law due to the lack of a quorum as a result of the COVID-19 Public Health Emergency and the measures put in place to protect the health and safety of the public by federal, state, and city officials.

As attested to below, Evette Hester, Secretary of the HANO Board of Commissioners, has conferred with the members of the Board of Commissioners and confirmed their inability to attend a meeting in public because of the measures put in place to protect the health and safety of the public by federal, state, and city officials.

Considering the foregoing and in accordance with Section 4 of Executive Order JBE 2020-30 and Section 2 of Executive Order JBE 2020-59, the Regular Meeting of the HANO Board of Commissioners to be held on May 28, 2020 at 4:00 p.m. will be held via teleconference and/or 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.

[Signature]
Evette Hester
Secretary, HANO Board of Commissioners

******************************************************************************

On this 28th day of May, 2020 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 it as her free act and deed.

[Signature]
Notary Public

KEVIN OUEFAC
NOTARY PUBLIC
STATE OF LOUISIANA
BAR NO. 23887
MY COMMISSION IS FOR LIFE
May 28, 2020

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: Emily May
      Acting Director, Development and Modernization

Re: Lafitte Redevelopment, LLC and Lafitte Block 6 Homeownership, LLC
    Development of 30 Residential, Homeownership Units

On May 21, 2013, the Board of Commissioners approved Resolution 2013-26 approving funds in the amount of Fifteen Million Six Hundred Thousand Dollars ($15,600,000) for the development and construction of 52 residential, homeownership units for the Lafitte Block 6 Homeownership Project of the Lafitte Redevelopment, and authorized the Administrative Receiver to execute any and all documents necessary for the Third Amendment to the Lafitte Master Development Agreement (Lafitte MDA).

The Third Amendment to the Lafitte MDA was executed on April 8, 2014 and stated that HANO would provide up to $9,605,781 in total funding for the Block 6 Homeownership Project to the Lafitte Block 6 Homeownership, LLC (Developer), of which an amount up to $400,000 would be made available for predevelopment activities. The Third Amendment to the Lafitte MDA also stated that the number of residential, homeownership units may be adjusted due to market conditions, and that HANO and the Developer would negotiate a Developer Services Agreement (DSA).

Since the Third Amendment to the Lafitte MDA was signed, the number of residential, homeownership units was reduced from 52 to 45 units to allow for larger units with a broader appeal to the homeownership market. Thereafter, the DSA was signed in August of 2017 for the development of the 45 units.

After the DSA was signed, drawings were completed and the project went through the competitive bidding process on two occasions. The process resulted in construction costs beyond the project budget capacity. Therefore, the developer and HANO renegotiated/revised the development plan and further reduced the number of residential, homeownership units to 30 units.
May 28, 2020

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: Emily May  
Acting Director, Development and Modernization

Re: Sale of 3 Properties to New Orleans Redevelopment Authority (NORA)

The New Orleans Redevelopment Authority (NORA) exists and operates generally for public purposes including but not limited to the prevention and elimination of blighted areas, the development of vibrant neighborhoods, and the establishment of economically and socially sound communities. NORA seeks to accomplish these goals through a broad-range of redevelopment activities.

NORA issued a letter request to acquire three properties in the Central City area with municipal addresses 1205, 1209, and 1213 South Saratoga Street. The Housing Authority of New Orleans (HANO) owns these three properties on South Saratoga Street (South Saratoga Street Scattered Sites) and holds them in its scattered site portfolio.

NORA has been investing in Central City for many years, including the development of their office building which served as a catalyst for additional investment on the Oretha Castle Haley Corridor. More recently, NORA self-developed five energy efficient two-story homes in the 1300 block of South Saratoga Street directly behind their office building. The homes developed by NORA in the 1300 block of South Saratoga Street were marketed and sold to low-to-moderate income families.

NORA has plans to self-develop more properties on South Saratoga Street and in furtherance of these plans would like to acquire from HANO the South Saratoga Street Scattered Sites. NORA believes that its acquisition and self-development of the HANO property into affordable homeownership opportunities is likely to increase the impact of the investment on the community. The HANO agrees with NORA’s assessment.
May 28, 2020

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: Maggie Merrill
   Director, Asset Management

Re: Approval to Exercise One Additional One-Year Option to
   Contract #19-913-10, On-Call Agency-Wide HVAC Services – 2019 with
   Tropical A/C and Heat, LLC

On April 18, 2019, HANO issued RFP #19-913-10 for On Call Agency-Wide HVAC Services – 2019, and subsequently awarded Contract #19-913-10 to Tropical A/C and Heat, LLC on June 7, 2019, in the amount of $54,090.79 per year. The contract amount was based on a trend analysis of common repair and replacement needs to the HVAC units at Fischer, the Scattered Site AMPs, and New Florida, along with anticipated unit failures at New Florida due to improper duct sizing.

The initial term of the contract is one year, with two additional one year options. The initial year contract expires on June 6, 2020. The additional one year options, if exercised by HANO, would expire on June 6, 2021 and June 6, 2022.

Soon after the award of the contract to Tropical A/C and Heat, LLC, HANO started to experience a much higher than anticipated failure of HVAC units at all five Fischer AMPs. In addition, the HVAC units were reaching the end of their useful life, and they need to be converted from R22 refrigerant to 410A refrigerant. In order to replace the HVAC units that were failing in occupied units, as well as conversion to 410A where warranted, we had to amend the original contract twice to increase the dollar amount. Amendment #1 on August 14, 2019 increased the contract to an amount not-to-exceed $75,000, and Amendment #2 on November 14, 2019 increased the contract to an amount not-to-exceed $149,000. HANO has now paid approximately $140,000 to Tropical A/C and Heat, LLC under the contract.

In this initial year, Tropical A/C and Heat, LLC has provided high quality on-call maintenance, repair, and replacement of HVAC units at all of HANO’s properties, and has been very responsive and expeditious in their repairs to minimize any disruption to our tenants. Based on the number of HVAC failures that we are experience across our portfolio, and the age of the existing HVAC units, we will be scoping and planning for wholesale replacement of HVAC units at our properties as a capital project. While we plan for that capital project, and as we move into the summer
May 28, 2020

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

Re: HANO’s Implementation of Certain Waivers and Administrative Exceptions
to Program Rules and Regulations Because of the COVID-19 Pandemic

On April 10, 2020 the United States Department of Housing and Urban Development
(“HUD”) issued PIH Administrative Notice 2020-05 (the “Notice”). In the Notice, HUD offered to
public housing authorities (“PHAs”) the option to accept certain waivers and administrative
exceptions to the requirements and deadlines that are normally imposed by HUD on PHAs in
regard to their provision of housing and housing assistance. HUD made its offer of waivers and
administrative exceptions to PHAs because it recognized that many of the orders that have been
issued by various state and local authorities in response to the COVID-19 pandemic have limited
the ability of PHAs to conduct public meetings, economic activity, and normal office hours.

The Notice allows PHAs like the Housing Authority of New Orleans (“HANO”) to apply the
waivers at their discretion. Key waiver provisions include delaying the submission of HUD
required documentation for agency plans, for verification of agency performance status, and for
verification of agency finances. Under the Notice, PHAs may also elect, at their discretion, to
waive or alter various program requirements and regulations in both the Low-Income Public
Housing and the Housing Choice Voucher Programs.

In addition, the Notice deems some of the offered waivers and exceptions “short term,”
with an expiration date of July 31, 2020, and it deems some of the waivers and exceptions “long
term” with an expiration date of December 31, 2020. Finally, the Notice requires PHAs to
affirmatively and in writing accept HUD’s offer by stating which waivers and/or administrative
exceptions it will implement. A summary table of HUD waivers and alternative requirements listed
in the Notice is attached hereto as Schedule A.

The activities and office hours of HANO have been reduced by the restrictions on public
gatherings and economic activities that have been imposed by the Executive Order and
Emergency Proclamations of Louisiana Governor John Bel Edwards, see, e.g., 33 JBE 2020 and
59 JBE 2020, and New Orleans Mayor LaToya Cantrell, see, Mayoral Proclamation to Promulgate
Emergency Orders During the COVID-19 State of Emergency issued March 16, 2020 and Mayoral
Proclamation to Further Promulgate Emergency Orders During the State of Emergency Due to
COVID-19 issued May 15, 2020. HANO has also reviewed the applicability of the waivers and administrative exceptions to program rules and regulations that are offered by HUD in PIH 2020-05.

As a result of its reduced activities and its review of the Notice, HANO has decided to affirmatively and in writing accept HUD’s offer by implementing as needed, all of the waivers and administrative exceptions described in the Notice. HANO Executive Director Evette Hester implemented the waivers and administrative exceptions that have been accepted by HANO on May 1, 2020. The memorandum notice of the Executive Director to the HANO Board of Commissioners of HANO’s acceptance and implementation of the waivers is attached hereto as Schedule B.

Therefore, it is requested that the Board of Commissioners of the Housing Authority of New Orleans formally recognize by resolution the acceptance and implementation of the waivers that became effective on May 1, 2020.
WHEREAS, on April 10, 2020 the United States Department of Housing and Urban Development (“HUD”) issued PIH Administrative Notice 2020-05.  (the “Notice”); and

WHEREAS, the Notice offered to public housing authorities (“PHAs”) the option to accept certain waivers and administrative exceptions to the requirements and deadlines that are normally imposed by HUD on PHAs in regard to their provision of housing and housing assistance; and

WHEREAS, HUD made its offer of waivers and administrative exceptions to PHAs because it recognized that many of the directives and orders that have been issued by various state and local authorities in response to the COVID-19 pandemic have limited the ability of PHAs to conduct public meetings, economic activity, and normal office hours; and

WHEREAS, HANO’s activities and office hours have been reduced by the restrictions on public gatherings and economic activities that have been imposed by the Executive Order and Emergency Proclamations of Louisiana Governor John Bel Edwards, see, e.g., 33 JBE 2020 and 59 JBE 2020, and New Orleans Mayor LaToya Cantrell, see, Mayoral Proclamation to Promulgate Emergency Orders During the COVID-19 State of Emergency issued March 16, 2020 and Mayoral Proclamation to Further Promulgate Emergency Orders During the State of Emergency Due to COVID-19 issued May 15, 2020; and

WHEREAS, on May 1, 2020 HANO affirmatively and in writing accepted HUD’s offer made in the Notice by implementing as needed, all of the waivers and administrative exceptions described in the Notice; and

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby ratifies HANO’s May 1, 2020 acceptance and implementation as needed, of all waivers and administrative exceptions described in PIH 2020-05.

Executed this 28th day of May, 2020

APPROVAL:

_______________________________________
DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS
months, we anticipate that we will continue to need extensive on-call maintenance, repair, and replacement HVAC services for our properties. Therefore, we request to exercise the first additional one-year option available under Contract #19-913-10, effective June 7, 2020.

HANO asks the Board of Commissioners of the Housing Authority of New Orleans to hereby approve the extension of contract #19-913-10, On Call Agency-Wide HVAC Services – 2019, with Tropical A/C and Heat, LLC for one additional one-year period, in an amount not to exceed $149,000, and to authorize the Executive Director to execute any and all documents necessary to effectuate the contract.
WHEREAS, the Housing Authority of New Orleans (HANO) issued RFP#19-913-10 to procure On Call Agency-Wide HVAC Services – 2019 on April 18, 2019; and

WHEREAS, HANO entered into Contract # 19-913-10 On Call Agency-Wide HVAC Services – 2019 with Tropical A/C and Heat, LLC (“Contract”) in an amount not to exceed $54,090.79 per year on June 7, 2019; and

WHEREAS, after entering into Contract # 19-913-10, HANO started to experience a much higher than anticipated failure of HVAC units at all five Fischer AMPs. In addition, the HVAC units were reaching the end of their useful life, and they need to be converted from R22 refrigerant to 410A refrigerant; and

WHEREAS, the higher than anticipated failure of HVAC units and the need to convert units from R22 refrigerant to 410A refrigerant forced HANO to amend original contract two times to increase the contract amounts first to not-to-exceed $75,000, and then to not-to-exceed $149,000 in order to address all repair and replacement of HVAC units in occupied housing at Fischer, Florida, and the Scattered Sites; and

WHEREAS, HANO has now paid approximately $140,000 to date under the Contract; and

WHEREAS, HANO contract number 19-913-10 has an option to extend the contract term for two additional one-year periods, if contractor has satisfactorily performed under the contract; and; and

WHEREAS, In this initial year, Tropical A/C and Heat, LLC has provided high quality on-call maintenance, repair, and replacement of HVAC units at all of HANO’s properties, and has been very responsive and expeditious in their repairs to minimize any disruption to our tenants; and

WHEREAS, HANO anticipates continued extensive need for maintenance, repair, and replacement of HVAC units at occupied housing at its properties during the summer months, and as it plans for wholesale replacement of HVAC units as a capital project;
THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the extension of contract #19-913-10 with Tropical A/C and Heat, LLC for one additional one-year period in an amount not to exceed $149,000, effective June 7, 2020, and hereby authorizes the Executive Director to execute any and all documents necessary to effectuate the contract extension.

Executed this 28th Day of May, 2020

APPROVAL:

_______________________________________
DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS
Appraisals dated February 7, 2020 established the total value of all the South Saratoga Street Scattered Sites at $90,000 as follows:

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>DIMENSIONS</th>
<th>SQ. FT. AREA</th>
<th>APPRAISED VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1205 S. Saratoga</td>
<td>29 x 112</td>
<td>3,248</td>
<td>$30,000</td>
</tr>
<tr>
<td>1209 S Saratoga</td>
<td>29 x 112</td>
<td>3,248</td>
<td>$30,000</td>
</tr>
<tr>
<td>1213 S Saratoga (a.k.a 1213-15)</td>
<td>29 x 112</td>
<td>3,248</td>
<td>$30,000</td>
</tr>
</tbody>
</table>

NORA would like to acquire these lots from HANO for the full appraised value of $90,000. HANO would like to sell these lots to NORA for the full appraised value of $90,000 because HANO agrees with NORA's assessment that NORA's self-development of these lots redevelopment into affordable homeownership opportunities is likely to increase the impact of the investment on the community.

Therefore, it is requested that the Board of Commissioners of the Housing Authority of New Orleans authorize the Executive Director of HANO, Evette Hester, to execute any and all documents necessary to effectuate the sale and transfer of 1205, 1209, and 1213 South Saratoga Street to the New Orleans Redevelopment Authority for Ninety Thousand Dollars ($90,000).
RESOLUTION NO. 2020-09

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 bears municipal address as 1205, 2019 and 1213 South Saratoga Street ("Properties"); and

WHEREAS, the New Orleans Redevelopment Authority ("NORA") self-developed five energy efficient two-story homes in the 1300 block of South Saratoga Street and has plans to self-develop more properties on South Saratoga Street; and

WHEREAS, NORA, in furtherance of its plans to self-develop more properties on South Saratoga Street has issued a letter request to acquire the Properties from HANO; and

WHEREAS, HANO has determined that the Properties, along with two adjacent NORA-owned lots, would increase the impact of the investment on the community and better serve the community by being disposed of "as is" to the NORA for redevelopment into affordable homeownership opportunities; and

WHEREAS, appraisals dated February 7, 2020 established the value of the Properties "as is" at Ninety Thousand Dollars ($90,000); and

WHEREAS, NORA will purchase the properties for the appraised value; and

WHEREAS, non-federal funds were used to acquire the land and thus, authorization from the United States Department of Housing and Urban Development’s Special Applications Center ("SAC") for the disposition of the Properties is not required; and

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the HANO Executive Director, Evette Hester, to execute any and all documents necessary to effectuate the sale and transfer of 1205, 1209, and 1213 South Saratoga Street to the New Orleans Redevelopment Authority for the sum of Ninety Thousand Dollars ($90,000).

Executed this 28th day of May, 2020

APPROVAL:

_______________________________________
DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS
HANO’s Development and Modernization Department believes that the reduction to 30 residential, homeownership units is necessary to complete the Lafitte Block 6 Homeownership Project, and it recommends that HANO move forward with the financial closing of the Lafitte Block 6 Homeownership Project at this time.

Therefore, it is requested that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Executive Director to execute any and all documents necessary to effectuate the financial closing of the Lafitte Block 6 Homeownership Project with 30 residential, homeownership units, and to submit to the Special Applications Center an update to the project information.
WHEREAS, on May 21, 2013, the Board of Commissioners approved Resolution 2013-26 approving funds in the amount of Fifteen Million Six Hundred Thousand Dollars ($15,600,000) for the development and construction of 52 residential, homeownership units for the Lafitte Block 6 Homeownership Project of the Lafitte Redevelopment and authorized the Administrative Receiver to execute any and all documents necessary for the Third Amendment to the Lafitte Master Development Agreement (MDA); and

WHEREAS, the Third Amendment to the Lafitte MDA was executed on April 8, 2014 and stated that HANO would provide up to $9,605,781 in total funding for the Block 6 Homeownership Project to the Lafitte Block 6 Homeownership, LLC (Developer), of which an amount up to $400,000 would be made available for predevelopment activities; and

WHEREAS, the Third Amendment to the Lafitte MDA also stated that the number of residential units may be adjusted due to market conditions and that HANO and the Developer would negotiate a Developer Services Agreement (DSA); and

WHEREAS, the number of residential, homeownership units was then reduced from 52 to 45 units to allow for larger units with a broader appeal to the homeownership market; and

WHEREAS, FEMA approved on May 29, 2017 $6,354,050 in funding for the now 45-unit project; and

WHEREAS, HANO executed the DSA on August 31, 2017 with the Developer for the development of 40 buildings of single family attached and detached homes (45 units); and

WHEREAS, HANO has agreed to loan $400,000 in program income and $6,354,050 in FEMA funding as predevelopment and construction funding for the project; and

WHEREAS, the Developer bid the project twice in 2019, but received bids in significantly in excess of the total development budget comprised of the FEMA funding and a private bank loan from Home Bank; and

WHEREAS, to successfully complete this project within the limits of the total development budget, the number of residential, homeownership units was further reduced from 45 to 30 in order to close the funding gap; and
THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the HANO Executive Director, Evette Hester, to execute any and all documents necessary to effectuate the financial closing of the Lafitte Block 6 Homeownership Project with 30 residential, homeownership units, and to submit to the Special Applications Center an update to the project.

Executed this 28th Day of May, 2020

APPROVAL:

_______________________________________
DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS