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.

OCTOBER 27, 2020 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
   • Regular Meeting Held on September 29, 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
   • Finance & Audit Committee Report
   • Personnel Committee Report
X. NEW BUSINESS

ITEMS FOR APPROVAL AUTHORIZATON(S)

- **RESOLUTION NO. 2020-24** - Approval of the Developer of B.W. Cooper Phase II
- **RESOLUTION NO. 2020-25** - Approval of Re-syndication of River Gardens
- **RESOLUTION NO. 2020-26** - Approval of HANO's Investment Policy
- **RESOLUTION NO. 2020-27** – Approval to Amend the HCVP Administrative Plan to Include a Disaster Preference

XI. PUBLIC COMMENTS

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

XII. EXECUTIVE SESSION

Executive Session pursuant to R.S. 42:17(A)(1), to discuss the “character, professional competence, or physical or mental health of a person” in relation to the performance evaluation of HANO’s Executive Director.

XIII. ANNOUNCEMENTS AND REMINDERS

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

OCTOBER 27, 2020 at 4:00 pm

VIA ZOOM

CERTIFICATION OF INABILITY TO OPERATE
DUE TO LACK OF 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 Meeting of the HANO Board of Commissioners to be held on October 27, 2020 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.

Evette Hester
Secretary, HANO Board of Commissioners

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

On this _____ day of October, 2020 before me personally appeared Evette Hester, to me known to be the person herein before named and who executed the foregoing instrument and acknowledged the same to be executed by her free act and deed.

Notary Public
October 27, 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: Gionne Jourdan
   Director, Development and Modernization

Re: RFQ #20-911-11 - Developer for BW Cooper- Phase II

On March 3, 2020, the Housing Authority of New Orleans (“HANO”) issued Request for Qualifications (RFQ) #20-911-11 for the development of affordable housing and potentially an administrative office building on 5.5 acres of land located on Phase II of the B.W. Cooper site. Respondents were allowed to propose on one or more of the parcels. HANO received six proposals in response to RFQ #20-911-11 before the deadline date of Thursday, May 21, 2020.

In accordance with the evaluation process outlined in the RFQ, the HANO Procurement Policy, and the Procurement Handbook for Public Housing Agencies (“HUD Procurement Handbook”), an Evaluation Committee was established to review the received proposals.

Stage I of the evaluation process included a review of each respondent’s written proposals and a shortlist was then created. Stage II of the process included a virtual presentation with the shortlisted Respondents about their submitted proposal and to address questions the Committee may have had based on their written submission. Following each Evaluation Stage, the Evaluation Committee discussed the proposals and came to a consensus score for criteria for each proposal received. The Evaluation Committee’s final ranking of the Respondents is as follows:

1. Columbia/Providence Community Partners
2. HRI/New Orleans Restoration Properties
3. The ITEX Group, LLC
4. BGC Advantage, LLC
5. LDG Multifamily, LLC
6. Connolly and Partners, LLC
The evaluation committee hereby recommends that HANO enter into negotiations with the Highest-ranked respondent, Columbia/Providence.

HANO asks the Board of Commissioners of the Housing Authority of New Orleans to hereby authorize the HANO Executive Director, Evette Hester, to enter into negotiations with Columbia/Providence pursuant to RFQ #20-911-11 for the development of affordable housing and potentially an administrative office building 5.5 acres of land located on Phase II of the B.W. Cooper site.
WHEREAS, the Housing Authority of New Orleans (HANO) issued Request for Qualifications (RFQ) #20-911-11 for the development of 5.5 acres of land located on Phase II of the B.W. Cooper site on March 3, 2020; and

WHEREAS, HANO received six proposals in response to RFQ #20-911-11; and

WHEREAS, in accordance with all the rules and regulations detailed in the RFQ, the HANO Procurement Policy, and the Procurement Handbook for Public Housing Agencies ("HUD Procurement Handbook"), an Evaluation Committee was established by HANO and the Evaluation Committee reviewed of the six proposals that were submitted in response to RFQ #20-911-11; and

WHEREAS, the Evaluation Committee final ranking of the six proposals that were submitted in response to RFQ #20-911-11 found the proposal of joint respondents Columbia Residential/Providence Community Housing to be the highest scoring proposal; and

WHEREAS, HANO now asks that it be allowed to begin to negotiate a development agreement with Columbia Residential/Providence Community Housing for the development of 5.5 acres of land located on Phase II of the BW Cooper that approval;

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing approves and authorizes HANO Executive Director, Evette Hester, to enter into negotiations with Columbia Residential/Providence Community Housing for the development of affordable housing and potentially an administrative office building 5.5 acres of land located on Phase II of the B.W. Cooper site.

Executed this 27th Day of October, 2020

APPROVAL:

_______________________________________
DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS
October 27, 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: Gionne Jourdan  
Director, Development and Modernization

Re: River Garden CS I Apartments II

In the December 2003, the Housing Authority of New Orleans (“HANO”) began the redevelopment of the then St. Thomas public housing development, which today is known as River Garden CS 1 Apartments. The redevelopment marked the first public-private partnership and revitalization effort of a HOPE VI/Mixed-Finance community, using 9% Low Income Housing Tax Credits (LIHTC), tax incremental financing (TIF), and a HANO/HOPE VI loan. The project was developed in partnership with Historic Restoration Inc. (HRI) and the improvements are currently owned by LGD Rental I, LLC. At the start of the revitalization effort, it was renamed River Garden to match the changing face of its renewal. This year, the development will complete its LIHTC compliance period and being more than 15 years old, it is time to upgrade the site beyond improvements that are typically performed during day-to-day operations.

Fueled by the continued desire and priority to ensure sustainable, quality, and affordable housing for HANO clients, HRI has analyzed various recapitalization strategies to determine what would provide the greatest benefit to the property, its residents and the community. HRI has concluded that converting the operating subsidy of the River Garden’s existing 122 public housing units from Annual Contribution Contract (“ACC”) assistance to Section 8 project-based voucher (“PBV”) assistance under HUD’s Rental Assistance Demonstration (“RAD”) would allow HRI to finance substantial upgrades and likely generate a considerable payment to HANO at the financial closing. The RAD program allows public housing agencies to leverage public and private debt and equity to reinvest in its public housing stock. Public housing units move to a Section 8 platform under a long-term contract that, by law, must be renewed in perpetuity. A recorded Use Agreement enforces HANO’s and HUD’s long-term interest, thus ensuring that the units will remain permanently affordable to low-income households. In addition, residents
benefit from a right of return, continue to pay no more than 30% of their adjusted income towards rent, maintain the same basic rights they have in the public housing program, and gain a new option to request tenant-based assistance if they wish to subsequently move from the property.

In addition to the above, the Property’s special member, Related Direct SLP, LLC, will remain the majority owner of the existing partnership but will require negotiations to exit the deal, which may impact how refinancing is structured, including identification of HANO’s share of the proceeds at closing. As a result, HRI is currently communicating with the limited partner to facilitate a smooth exit, while HANO is in preliminary talks with developer about the financial benefits that may be generated for the Authority. With these facts in mind, HRI has requested HANO’s support in submitting an application for a re-syndication of LIHTCs under the 2021 Qualified Allocation Plan with a possible RAD conversion. To date, HANO has completed its preliminary review of HRI’s proposed development strategy, including reviewing the existing deal structure as well as the projected development budget and pro forma and deems the project feasible enough to move forward with pursuing 9% LIHTC from LHC.

HANO asks that the Board of Commissioners of the Housing Authority of New Orleans hereby authorize the HANO Executive Director, Evette Hester, to execute any and all documents necessary to ensure the long term future of LGD Rental I as a public-private partnership and funding source for HANO’s St. Thomas Development, and to execute any and all documents necessary to submit applications to both HUD’s RAD Program and the State of Louisiana’s LIHTC Program in an effort to further assist LGD Rental I’s funding of needed repairs and modernization at HANO’s St. Thomas Development.
WHEREAS, the Housing Authority of New Orleans (“HANO”) began to redevelop and renovate its large public housing developments in December, 2003; and

WHEREAS, one of the large public housing developments that HANO began to redevelop and renovate in December, 2003 was HANO’s St. Thomas Development; and

WHEREAS, to fund the redevelopment and renovation of the St. Thomas Development, a public-private partnership named Lower Garden District Rental I, LLC (“LGD Rental I”) was created; and

WHEREAS, LGD Rental I is reaching the end of its tax credit compliance period; and

WHEREAS, a re-syndication of LGD Rental I is necessary to ensure the long term future of this public-private partnership as a funding source for HANO’s St. Thomas Development; and

WHEREAS, HANO’s St. Thomas Development is also reaching the point of need for repairs and modernization that is beyond the day-to-day repair and upkeep of the property; and

WHEREAS, to assist LGD Rental I’s funding of the needed repairs and modernization at HANO’s St. Thomas Development and to ensure the long term future of affordable housing at HANO’s St. Thomas Development, HANO may seek funding from the Rental Assistance Demonstration (“RAD”) Program of the United States Department of Housing and Urban Development (“HUD”) and

WHEREAS, to further assist LGD Rental I’s funding of needed repairs and modernization at HANO’s St. Thomas Development and to ensure the long term future of affordable housing at HANO’s St. Thomas Development, Historic Restoration Inc., the original developer of record, will seek funding from the State of Louisiana’s Low Income Housing Tax Credit Program (“LIHTC”);
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 ensure the long term future of LGD Rental I as a public-private partnership and funding source for HANO’s St. Thomas Development, and to execute any and all documents necessary to submit applications to both HUD’s RAD Program and the State of Louisiana’s LIHTC Program in an effort to further assist LGD Rental I’s funding of needed repairs and modernization at HANO’s St. Thomas Development.

Executed this 27th Day of October, 2020

APPROVAL:

_______________________________________
DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS
The United States Department of Housing and Urban Development (“HUD”) has issued PIH Notice #96-33, which states that public housing authorities shall invest any trust funds held by the PHA where applicable. The Housing Authority of New Orleans (“HANO”) does not have an Investment Policy. To bring HANO into compliance with HUD’s PIH Notice #96-33, HANO has written a proposed Investment Policy.

The proposed Investment Policy establish policies and procedures for investing any trust funds held by HANO. Moreover, the proposed policy clarifies the roles, responsibilities, and processes for the management and maintenance of HANO’s investment of any trust funds it holds.

Therefore, it is requested that the Board of Commissioners of the Housing Authority of New Orleans approve the proposed Investment Policy.
WHEREAS, the Housing Authority of New Orleans (“HANO”) does not have an Investment Policy; and

WHEREAS, United States Department of Housing and Urban Development (“HUD”) has issued PIH Notice 96-33, which states that public housing authorities shall invest any trust funds held by the PHA where applicable; and

WHEREAS, in an effort to comply with HUD’s Notice 96-33 and in order to ensure effective and efficient management of HANO’s cash and investment resources by clarifying roles, responsibilities, and processes for the management and maintenance of HANO’s investments, HANO will establish policies and procedures for the investing any trust funds held by HANO;

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the Investment Policy for HANO that is attached hereto and dated March 24, 2020.

Executed this 27th Day of October, 2020

APPROVAL:

_______________________________________
DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS
MEMORANDUM

To: Board of Commissioners
   President Debra Joseph, Vice President Isabel Barrios,
   Commissioner Toni Hackett Antrum, 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: April Kennedy
   Director, Housing Choice Voucher Program (HCVP)

Re: Approval to Amend the HCVP Administrative Plan to Include a Disaster Preference

The Code of Federal Regulations at 24 CFR Part 982.52 requires the nation’s Housing Authorities to develop a written Administrative Plan, which is a supporting document to the PHA Plan. Federal regulations require that certain subjects be covered in the Administrative Plan, as well as provide local Housing Authorities the ability to craft individualized policies within the framework of the Federal regulations.

In order to address the large number of displaced individuals impacted by the natural disaster of Hurricane Laura and Delta. HANO is adding a disaster preference to its Administrative Plan. The preference will allow for admission of up to 250 individuals or families who have been displaced by the above mentioned hurricanes and are homeless or at risk of becoming homeless. Through this preference, HANO will prioritize individuals and families that are currently living in shelters and then other categories of homelessness. In order to qualify for the preference, the individual or family must submit a pre-application to be added to the HCVP waiting list during the time period prescribed and publicized by HANO. The individual or family must also provide verification that they lived in the affected areas of Louisiana, including, but not limited to Lake Charles and Alexandria at the time that Hurricane Laura and Delta made landfall. Verification of homelessness or being at risk of becoming homeless must be provided as well. Eligible individuals and families will receive HCVP vouchers to search for suitable housing in Orleans Parish. After a year of living in Orleans Parish, the individuals and families may choose to port their vouchers to another parish or state, which will provide an opportunity to return to Lake Charles, Alexandria and other affected areas.
WHEREAS, the Code of Federal Regulations at 24 CFR Part 982.52 requires the development of an Administrative Plan for the Housing Choice Voucher Program (HCVP); and,

WHEREAS, HANO has been provided the authority to implement individualized policies in the Administrative Plan to meet its local and regional needs and Notice PIH 2013-15 allows HANO to create limited local preferences for individuals and families who are homeless or at risk of becoming homeless; and

WHEREAS, communities in Louisiana, including Lake Charles and Alexandria, were devastated by Hurricane Laura and Delta, which rendered many individuals and families homeless or at risk of becoming homeless; and

WHEREAS, HANO is committed to assisting this vulnerable population and will target individuals and families who are living in temporary shelters; and

WHEREAS, HANO will create a limited local preference to assist this population; and

WHEREAS, HANO was not required to complete the Public Hearing process due to the fact that a preference of 250 vouchers does not equate to a substantial deviation from its plan as it will affect fewer than ten percent (10%) of applicants on the HCVP Waiting List;

THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby approves and authorizes amendments to HANO’s HCVP Administrative Plan to provide limited local preferences for individuals and families who are homeless or at risk of becoming homeless.

Executed this 27th day of October, 2020.

APPROVAL:

_______________________________________
DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS