Beginning October 1, 2015, the Housing Authority of New Orleans Police Department assumed the security responsibilities for the Fischer development.

I am happy to report that our officers have been well received by the entire Fischer community. Many of the residents remember our department when we provided security development years ago.

For the last several weeks I have been meeting with the rank and file of the HANOPD discussing the on-going community policing and patrol strategy for the Fischer development. Using many of the same strategies and techniques deployed by the HANOPD, that have proven effective in the Estates, formerly Desire, development and the Iberville development, I am confident that we are providing the same level of safety and security enjoyed by those communities.

The strategy that we have implemented included:

- Met with 4th District Commander and determined current crime level and trends, and we continue to attend 4th District COMSTAT meetings.

- Met with current Fischer security staff to determine current crime and other security related issues. The security officers provide 24 hour coverage, seven days a week, at the Fischer Senior Village. One of the security officers is deployed at the guard post at the entrance of the Senior Village, one officer is assigned to patrol the perimeter of the development on foot, and one officer is assigned supervisory duties.

- According to the security officers there are few crime or security related issues at the Senior Village. The security officers highlighted the primary area of concern is related to animals.

- We are in the process of evaluating the security at the Fischer Senior Village to determine the appropriate coverage.

- Beginning on Monday, September 21, 2015, the HANOPD conducted formal surveys with Fischer residents to determine level of personal security, crime activities of most concern, nuisance activities of most concern, source of crime problems, identify areas, days and times we can reduce crime and nuisances. We interviewed 309 residents and the biggest concerns noted were the lack of lighting at the development and unsupervised children.
• Inspection of the current crime camera system was completed by HANO IT on October 22, 2015, repairs and upgrades to the system should be completed in less than a month.

• Beginning October 1, 2015, deployed a contingent of HANOPD officers to patrol the site. The hours fluctuate depending on crime patterns and activity in the development. As you are aware we are budgeted for a total of 23 officers which should allow for adequate coverage at the development and continuation of other priorities.

• In order to provide more patrol hours at the development, we positioned an adequate number of patrol vehicle at the Fischer site and the officers report directly to the Fischer site for roll call and deployment.

• Recently, one of our officers has been certified in Community Policing Through Environmental Design. The officer has begun analysis of the development and we will provide the information to the Executive Director with any necessary recommendations.

• I have had preliminary discussions with the resident leaders at the development and I obtained input and suggestions into the policing at the development.

• The HANOPD will establish a Neighborhood Watch program at the development to engage the community in crime fighting efforts.

The NOPD detail set up by the previous management, and is continuing, is to provide coverage from 11:00am to 3:00am, two officers per four hour shift, seven days a week. The officers provide security for the entire development, including the Fischer Senior Village. It should be noted that a review of the time sheets completed by the NOPD officers for the time period of December 21, 2014 until April 25, 2015, revealed that the detail was filled 58% of the time. More recently review of the time sheets completed by the NOPD officers for the time period September 27, 2015 through October 24, 2015, revealed that the detail was filled only 42% of the time.

Based on the above, again, I am confident that we will be able to provide for the safety and security of the residents of the development. Let me know if you have any questions.
Fischer Supportive Services

The Housing Authority of New Orleans (HANO) was approved to establish a HOPE VI Endowment Trust for Community and Supportive Services (CSS) in 2003 for the Fischer HOPE VI Revitalization grant. The purpose of establishing the Endowment Trust, was to use its funds, “solely for planning, providing, and evaluating community and support services for the primary benefit of public housing residents of Fischer and former residents of Fischer.

The Fischer CSS Endowment Trust Funds used for the delivery of services at Fischer and has three distinct goals: (1) to strengthen and improve employment and asset-building opportunities for adults and families, full-time employment, career development and training, support services for childcare and transportation and homeownership preparation; (2) to increase the educational and life-long learning opportunities for children and adults, through academic tutoring, after-school activities, GED preparation, computer and internet training, and linkages to higher education opportunities; and (3) to improve the quality of life through the promotion of social, recreational and individualized activities that support healthy families and communities, including counseling and family development, youth recreational and leadership activities and adult leadership activities.

Over the last several years, the Department of Client Services worked closely with contract staff Ms. Constance Haynes and Ms. Barbara Hills. With the guidance of our Client Services Manager, Angela Harper, we will continue to provide support to Ms. Connie and Ms. Barbara through this transition. Both were recently hired as HANO employees. Ms. Connie serves as the Community Center Manager and Ms. Hills is our Coordinator of Senior Activities. Some of the services provided include:

- After-School Tutorial held M – F from 3 – 5pm for approximately 50 kids;
- Summer Camp was held M – F for ages 6 – 14yrs from 8am-3pm 60 youth;
- Computer lab open to residents M – F from 9-1pm;
- SNAP (food stamps, etc) sign-up and applications can be completed on the computers from M- F 8:30 – 4pm where staff has been trained to assist and help anyone complete the applications;
- Second Harvest food is available for any resident and delivered to the center every 3rd Wed of the month;
- Bingo is held M, W, Thur and Fri for seniors at 10 am;
- Senior Exercise class is held on Monday’s;
- Bible Study is held on Tuesdays w/ lunch following at 12 noon;
- Commodities are delivered to seniors every 2nd Wed of the month;
- We will resume computer classes in partnership with HANO’s IT department and the Mobile Computer lab
- We also anticipate providing case management services. We currently have two MSW student interns assigned to the site to assist the staff.
We also want to highlight some of the Special events held with several partners included: National Night Out Against Crime; Fischer Fun Day for the kids was held on Oct. 21st from 12-3pm during Fall food, games, spacewalk etc. was provided; Upcoming Halloween Event will be held Oct. 31st from 12 – 4pm for the youth

We also have great partners working with Fischer and the staff. Through the Resident Opportunity and Self-Sufficiency (ROSS) grant, Dillard University has hosted health fairs, built a community garden, and provided recreation opportunities and workshops with plans to expand services and programs with the youth; JenCare and AARP are working with the seniors; Assurance for Tomorrow’s Leaders (ATLS) Youth Foundation and HCFT, LLC has assisted with sponsoring several activities for the youth as well as providing mental health services; We mentioned earlier that we have two MSW interns. They are both students at SUNO; Fischer Baptist Church, Fischer Schools, and Hammond’s Transportation provides transportation services to and from events and activities to name a few and who all work closely with Ms. Constance and Ms. Barbara at the Fischer Center.

We are continuing our relationship building with new partners such as Daughters of Charity, Café Reconcile and others to provide quality wraparound services to the Fischer Community.
**HANO Board Presentation – Fischer Management Transition**

On October 7, HANO assumed all property management services at Fischer I, III, IV, IVA, and Fischer Senior village. This meant that HANO staff had to jump in immediately to secure the site and ensure that day-to-day management functions continued, and that the transition was seamless for our residents. We held two community meetings on October 8 to discuss the transition with the residents, and to address any questions or concerns that they had.

We also began an operational assessment of the property to determine what our long term issues and goals would be to stabilize and improve operations of the property, and ultimately improve the quality of life for the community.

- **Staffing** – There were 15 existing staff at the Fischer site, 8 security officers, 4 maintenance, and 3 administrative/management. They were all brought into the HANO employment system, into HANO’s paygrades. We are assessing what our staffing needs may be, and to right size. Staff is doing great job.
  - Wendy DeSchoolmeester, Senior Asset Manager and Acting Manager of Fischer (extensive experience with management of mixed-income properties, tax credits, and Asset Management)
  - Jeffrey Wilson, Acting Maintenance Supervisor (33 years at HANO, extensive maintenance expertise).

- **Contracts**
  - We have temporarily extended service contracts/service agreements for critical services at the site, such as sanitation and grass cutting.
  - Will assess our needs going forward and re-procure needed services.

- **Unit inspections**
  - Immediately inspected all vacant units to secure and assess what is needed to turn/occupy the units. Our main goal is to be able to house as many people as possible.
  - Found that several vacant units were being used for storage, also for parts to repair other occupied units.
    - We are trying to do better space planning for our operations so that we can get units back up.
    - Several vacant units will need significant work to get them back online for occupancy.

- **Work Orders**
  - We found over 180 existing work orders for the Fischer site, each with 5-10 items for repair. That is anywhere from 900-1,800 items needing repair.
  - Our Maintenance team dove right in, with very limited supplies and inventory, and were able to make a sizeable dent in the first two weeks.
    - We are reconciling inventory with the report we received from GHRMC.
• Maintenance is being stopped by residents several times a day to thank them for their responsiveness.
  o We have HANO staff from our landscaping crew, who have extensive maintenance experience, addressing work orders at Fischer to try to get maintenance under control.
• REAC Inspections (HUD Real Estate Assessment Center)
  o Physical scores for each AMP out of 100, and each AMP’s score contributes to the agency’s overall PHAS (Public Housing Assessment System) score.
  o REAC Inspections at Fischer – October 20-22, 2015
  o Fischer IVA – 68 (99 in 2012). Although there are existing issues with the original construction of Fischer IVA, many of the point deductions were for deferred maintenance items and site conditions.
  o Fischer SV – 60 (74 last year)
  o Fischer III – waiting on score, but 66 last year.
  o With more time to make repairs before the next REAC, we plan to improve scores significantly under HANO’s management.
• Capital Needs
  o HANO has spent more than $5.8 million in capital repairs at the Fischer property since 2010.
  o We continue to experiences issues with the construction of Fischer IV/IVA and are making repairs.
  o Will continue to assess further capital needs, including crime cameras.
  o Estimated $500,000 in pending repairs to be performed within 6 months:
    ▪ Repairing floors in Fischer IV
    ▪ Street lights ($400,000)
    ▪ Make readies (2 units), does not include the vacant units that we discovered needing significant work to bring online
    ▪ Repair SV wall
• Fischer I/III Break-even
  o HANO has not received an estimated $7 million in tax credit equity for the construction costs at Fischer I and III because the properties have failed to break-even for 6 months in a row.
  o HANO had to cover that equity with its own capital resources. That is capital funding that could be used to create additional affordable housing or repairs at the property, but instead is tied up in the construction lending for Fischer I and III.
  o We have a break-even budget planned for 2016, and our goal is to receive tax credit equity, minus penalties, in this fiscal year if possible. **This would be a significant accomplishment.**
• Maximizing revenue for the site
  o We will perform a market study, and adjust rents accordingly for Fischer IV/IVA market units.
  o Ensure that flat rents at being charged appropriately, ensure that tenant-based voucher subsidy is maximized in tax credit units.
• Our goal is stabilize the property, stabilize the financials, so that we can afford to provide quality housing, quality services, and improved quality of life for the community.
  o Important contributors to quality of life at the property are HANO PD and Client Services. With stable financials, we should be able to sustain services at the site.