

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
NOVEMBER 13, 2012**

**RESOLUTION NO. 2012-51**

**WHEREAS**, the Housing Authority of New Orleans (HANO) entered into the Master Development Agreement with Providence Enterprise Orleans, LLC (Developer) on March 6, 2008, as amended by that certain First Amendment to Master Development Agreement by and between HANO and Developer dated April 12, 2011 and by that certain Second Amendment to the MDA by and between HANO and Developer dated October 18, 2011; and

**WHEREAS**, as part of the master plan for the redevelopment contained in the MDA, HANO and Developer intend to develop the "Onsite III Rental Component," or "Lafitte Senior Housing;" and

**WHEREAS**, HANO will own the building that is being developed for elderly residents which will contain approximately one hundred (100) affordable multifamily dwelling units and related amenities including an activity room, mail area, multipurpose room, gallery, warming kitchen, laundry facilities, and parking; and

**WHEREAS**, it is intended that seventy (70) of the units associated with the Lafitte Senior Housing will be Section 8 Program Project-Based Voucher assisted rental housing; and

**WHEREAS**, Developer has determined that its affiliate, Lafitte Senior Housing, LLC, will act as developer of Onsite III Rental Component; and

**WHEREAS**, Lafitte Senior Housing, LLC will also manage certain aspects of the development program for the senior living facility including design, legal and operating agreements, predevelopment, and construction management; and

**WHEREAS**, approval from the Board of Commissioners has previously been given to authorize predevelopment of the Lafitte Senior Building and to negotiate a Development Services Agreement with Developer; and

**WHEREAS**, HANO intends to engage Lafitte Senior Housing, LLC as an independent contractor to provide development services in connection with the development and construction of the Lafitte Onsite III Rental Component, or Lafitte Senior Housing.

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**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the execution of the Third Amendment to the Master Developer Agreement and the Developer Services Agreement with Lafitte Senior Housing, LLC.

Executed this 13<sup>th</sup> day of November, 2012

APPROVAL:

A handwritten signature in black ink, appearing to read "D. Gilmore", is written over a horizontal line. The signature is fluid and cursive.

DAVID GILMORE  
ADMINISTRATIVE RECEIVER  
CHAIRMAN, BOARD OF COMMISSIONERS



**November 13, 2012**

**MEMORANDUM**

**To: David Gilmore  
Administrative Receiver  
Chairman, Board of Commissioners**

**From: Desiree Andrepont  
Director of Real Estate Planning and Development**

**Re: Third Amendment to Lafitte Master Development Agreement**

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On March 6, 2008, the Housing Authority of New Orleans ("HANO") entered into a Master Development Agreement ("MDA") with Providence Enterprise Orleans, LLC ("Developer") for the Lafitte Development. The MDA set forth the terms and conditions for the redevelopment of the Lafitte public housing site (including the Phase III Onsite), Sojourner Truth Community Center site, and scattered sites in the Treme and Tulane/Gravier neighborhoods.

Since HANO will own the buildings in the Phase III Onsite, the MDA will need to be amended to provide for a Development Services Agreement for Lafitte Senior Housing, LLC, to define the developer's roles for this phase and incorporate the terms and conditions for the development and construction of the new Senior Housing building. (the fee to be paid to the developer will be 6% of this phase instead of the 12% fee on the other phases).

Under the terms of the Second Amendment to the MDA (approved by HANO Board Resolution 2011-55) Lafitte Senior Housing, LLC was designated as the developer for Phase III Onsite.

It is requested that the Board of Commissioners authorize HANO to enter into the Development Services Agreement with Lafitte Senior Housing, LLC, an affiliate of Providence Enterprise Orleans, LLC, and to execute MDA Amendment No. 3. This agreement will allow Lafitte Senior Housing, LLC to provide development services in connection with the development and construction of the Lafitte Senior Housing project.



Housing Authority of New Orleans

October 18, 2011

MEMORANDUM

TO: David Gilmore,  
Administrative Receiver  
Chairman, Board of Commissioners

FROM: Robin Keegan,  
Interim Director of Real Estate Planning and Development

RE: Lafitte Phase III Onsite

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On March 6, 2008, the Housing Authority of New Orleans ("HANO") entered into a Master Development Agreement ("MDA") with Providence Enterprise Orleans, LLC ("Developer"). The MDA was amended on April 12, 2011, by the First Amendment to MDA. Collectively both documents set forth the terms and conditions for redevelopment of the Lafitte public housing site, the Sojourner Truth Community Center site, and scattered sites in the Tremé and Tulane/Gravier neighborhoods.

The master plan within the MDA contemplated the development of 812 new residential units of which 100 units would be developed as rental housing for seniors ("**Phase III Onsite Rental Component**") via the State's low-income housing tax credit program. Although the Developer received an allocation of tax credits for the Phase III Onsite Rental Component, the existing placed-in-service deadline of December 31, 2011 does not provide enough time for construction of the units. Subsequently, HANO and the Developer had to create an alternative strategy for developing the units.

Board of Commissioner's approval is requested for the attached resolution authorizing HANO to enter into a Second Amendment to MDA for construction of a senior building, rehabilitation of two historic buildings and the oral history project ("**Phase III Onsite**"). Phase III Onsite will consist of approximately 100 apartments with amenities for senior residents. Seventy (70) of the apartments will be Housing Choice Voucher Program Project-Based Voucher assisted rental housing, if approved by the Department of Housing and Urban Development. The remaining 30 units will be public housing. The Developer will arrange funding for the two (2) historic buildings. As part of the Second Amendment, HANO is seeking to provide funding for the development and construction of the senior building and oral history project from Section 901 Capital Grant Program Funds, HANO Program Income Funds, and Federal Emergency Management Agency Replacement Funds in an amount not to exceed Twenty-Four Million Two Hundred Fifty-Five Thousand Four Hundred Thirty-Two Dollars (\$24,255,432).