

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
FEBRUARY 26, 2019**

**RESOLUTION NO. 2019-03**

**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 LDG Multifamily, LLC (Developer) to develop Christopher Park and vacant land at Florida further defined in Exhibit A (Properties); and

**WHEREAS**, In accordance with the evaluation process outlined in the RFQ, an evaluation committee convened to review and score the proposals; and

**WHEREAS**, the evaluation committee scored the proposal 80 out of 100 points, the highest score on the properties proposed; and

**WHEREAS**, subsequent negotiations with the Developer have yielded a proposal to develop 312 mixed-income units at Florida and 216 mixed-income units at Christopher Park, 2/3 of which will be available to households at 80% of Area Median Income; and

**WHEREAS**, the disposition of all Properties are subject to approval by HUD; and

**WHEREAS**, the proposal (1) meets the requirements outlined in the RFQ, creating 2/3 of the unit count for households at 80% of Area Median Income or less, including more than the required 25% for HANO clients; (2) provides much need affordable housing; and (3) furthers HANO's mission to provide affordable housing opportunities, HANO staff recommends that HANO enter into an Option to Lease and Development Agreement (Agreement) with the Developer for the Properties; and

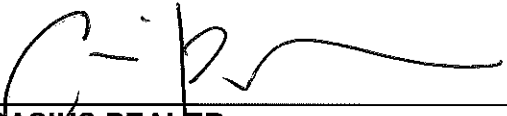
**WHEREAS**, The Agreement provides the sole and exclusive right and option to lease the Properties subject to the terms and conditions in the Agreement which outline the developer's responsibilities and deliverables prior to exercise of the option and financial closing;

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**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 Option to Lease and Development Agreement for the properties listed in Exhibit A with LDG Multifamily, LLC, or related developer affiliate, in order to implement the Development Program for mixed-income rental and potential homeownership opportunities.

Executed this 26<sup>th</sup> day of February, 2019

**APPROVAL:**

  
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**CASIUS PEALER**  
**PRESIDENT, BOARD OF COMMISSIONERS**



February 26, 2019

**MEMORANDUM**

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

**Through** Gregg Fortner  
Executive Director

**From:** Jennifer Adams  
Director, Development and Modernization

**Re:** Approval of LDG Multifamily, LLC Proposals for the Redevelopment of  
Florida and Christopher Park

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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 in support of its Scattered Sites Strategy. Respondents were allowed to propose on one or more of the parcels. HANO received 6 proposals by the July 18, 2018 due date. In accordance with the evaluation process outlined in the RFQ, an evaluation committee was established to review and score the proposals.

LDG Multifamily, LLC (Developer) was one of the respondents to the RFQ, proposing to build on vacant land at the Florida development and the development formerly known as Christopher Park more fully described in Exhibit A (Properties), primarily with rental and a small portion of potential homeownership to be made available to a variety of affordability levels, including 25% to HANO clients, 2/3 to households at 80% of Area Median Income or below. There were no other proposals for the same addresses. The evaluation committee scored the proposal 80 out of 100 points. It was the highest score for the properties proposed.

Upon further negotiations with the Developer, the current Development Program proposes the construction of 312 units at Florida and 216 units at Christopher Park, with 2/3 of the units available to households at 80% of Area Median Income or less. The required 25% of units to be set aside for HANO clients will be achieved through 78 project-based vouchers at Florida and 54 project-based vouchers at Christopher Park, to be applied for in a separate process. HANO proposes to provide a long term ground lease for the Properties. The Development Program is subject to minor adjustments dictated by a community engagement process and applications for financing, but the Developer will maintain approximately the same percentage of affordable units.

<b>DEVELOPMENT PROGRAM</b>	<b>Total Units</b>	<b>PBV</b>	<b>LIHTC</b>	<b>Market</b>
Florida	312	78	224	10
Christopher Park	216	54	152	10

Because this proposal (1) meets the requirements outlined in the RFQ, creating 2/3 of the unit count for households at 80% of Area Median Income or less, including the required 25% for HANO clients; (2) provides much need affordable housing; and (3) furthers HANO's mission to provide affordable housing opportunities, HANO staff recommends that HANO enter into an Option to Lease and Development Agreement (Agreement) with the Developer for the Properties. The Agreement provides the sole and exclusive right and option to lease the Properties subject to the terms and conditions in the Agreement which outline the developer's responsibilities and deliverables prior to exercise of the option and financial closing. The final ground lease is subject to approval by the HUD Special Applications Center and the HANO Board of Commissioners.

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 Option to Lease and Development Agreement for the HANO properties listed in Exhibit A with LDG Multifamily, LLC, or related developer affiliate, in order to implement the Development Program for mixed-income rental and homeownership opportunities.