

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
JUNE 29, 2021**

**RESOLUTION NO. 2021-11**

**WHEREAS**, the Housing Authority of New Orleans (HANO) has prepared its Capital Fund Program (CFP) 5-Year Action Plan for Federal Fiscal Years (FFs) 2021 – 2025 describing capital improvements needed to ensure long-term viability of the Agency's public housing developments; and

**WHEREAS**, the Capital Fund Final Rule decoupled the CFP Plan from the Public Housing Agency (PHA) Plan and therefore, HANO's CFP Action Plan will be separately transmitted to the United States Department of Housing and Urban Development (HUD) upon authorization by the HANO Board of Commissioners; and

**WHEREAS**, HANO's CFP Action Plan contemplates, subject to Congressional Appropriation, approximately \$27.5 million in annual HUD capital grants, and all proposed work items are outlined in the HUD-prescribed format in the CFP 5-Year Action Plan document; and

**WHEREAS**, as permitted by regulations, HANO has allocated limited portions of its projected CFP grant for administration, operations, and management improvements with the remaining funds dedicated to capital work items; and

**WHEREAS**, HANO issued a public notice and made the CFP Action Plan available for a 45-day comment period on April 27, 2021; held a Plan consultation meeting with the Resident Advisory Board on May 20, 2021; and the required "Certification of Consistency with the Consolidated Plan" was executed by the City of New Orleans Office of Community Development on June 9, 2021; and

**WHEREAS**, HANO conducted a Public Hearing on June 10, 2021; the CFP Action Plan was discussed at the Development Committee of the HANO Board of Commissioners on June 23, 2021; and all comments were considered before finalizing the CFP Action Plan document;

**THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby adopts HANO's CFP 5-Year Action Plan for FFYs 2021 – 2025 and authorizes its submission with the requisite documents to HUD.

Executed this 29<sup>th</sup> day of June, 2021.

**APPROVAL:**

  
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**DEBRA JOSEPH**  
**PRESIDENT, BOARD OF COMMISSIONERS**



**June 29, 2021**

**MEMORANDUM**

**To:** Board of Commissioners  
President Debra Joseph, Vice President Isabel Barrios,  
Commissioner Avery Foret, Commissioner Monika McKay,  
Commissioner Sharon Jasper, Commissioner Carol Johnson,  
Commissioner Kim Piper and Commissioner Bill Rouselle

**Through** Evette Hester  
Executive Director

**From:** Gionne Jourdan  
Director, Development and Modernization

**Re:** Authorization to Submit HANO's Capital Fund Program (CFP) Plan to HUD  
FFY 2021-2025

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The Housing Authority of New Orleans (HANO) has prepared its Capital Fund Program (CFP) 5-Year Action Plan describing development initiatives and capital improvements needed to ensure long-term viability of the Agency's public housing developments. The Plan covers Federal Fiscal Years (FFYs) 2021 – 2025 and is updated yearly on a rolling basis. The CFP Final Rule decoupled it from the Public Housing Annual (PHA) Plan. Therefore, HANO's CFP 5-Year Action Plan will be separately transmitted to the United States Department of Housing and Urban Development (HUD). However, HANO's Annual and CFP Plans were developed under a concurrent preparation schedule and through a combined stakeholder engagement process.

The CFP grant is a HUD formula grant, which includes Demolition, Disposition, and Transition Funds (DDTF). Under HUD's revised capital funding formula, DDTF provides allocation for units recently demolished and CFP provides allocation for standing public housing units. As permitted by regulations, HANO allocates limited portions of these grants for administration (up to 10%), operations (up to 25%), and management improvements (up to 10%) and the remaining funds are dedicated to capital work items, including modernization and development projects. Project cost estimates are based on HANO's historical cost for similar projects and will be finalized once the Agency prepares bid packages for individual projects.

In February of 2021, HANO was notified of the 2021 award amount, \$8,671,020. HANO began preparing the 5-Year Action Plan. Monies are fungible between work activities and plan years unless a significant amendment is triggered. A significant amendment is defined as new demolition, disposition, homeownership, Capital Fund financing, development, or mixed-finance proposals; or new non-emergency activities that exceed \$3 million.

As captured in the below, the CFP contemplates the continued drop in funding after the 2021 allocation when the Agency's DDTF allocation for the large unit inventory demolished in the decade following Hurricane Katrina is expected to phase out. The total projected 5-year budget is approximately \$27.5 million.

PROJECTED FUNDING\*

FFY 2021	\$ 8,671,020
FFY 2022	\$ 6,746,218
FFY 2023	\$ 4,096,664
FFY 2024	\$ 4,000,000
FFY 2025	\$ <u>4,000,000</u>
TOTAL	\$ 27,513,902

*\*All grant amounts projected in the Plan are subject to Congressional Appropriation.*

The need for capital repairs at HANO's existing public housing sites outweighs the projected capital funding levels. Thus, properties owned by HANO and its affiliates were given priority for capital improvements (Fischer, Florida, Guste, and occupied Scattered Sites). The CFP Plan also reflects HANO's commitment to the redevelopment of vacant Scattered Sites and a potential Winn-Dixie Phase II.

All proposed capital work items and activities are outlined within the CFP 5-Year Action Plan in the format prescribed by HUD. The Action Plan was posted for the required 45-day public comment on April 27, 2021, and reviewed by the Resident Advisory Board (RAB) at a consultation meeting on May 20, 2021. On June 9, 2021, the required "Certification of Consistency with the Consolidated Plan" was executed by the City's Office of Community Development.

On June 10, 2021, a Public Hearing was conducted at the end of the 45-day comment period, and on June 23, 2021, the Capital Fund Plan was presented to the Development Committee of the HANO Board of Commissioners. All comments were carefully considered before finalizing the Plan.

It is requested that the HANO Board of Commissioners adopt the HANO CFP 5-Year Action Plan for FFY 2021 – 2025 and provide authorization to submit the Plan and related documents to HUD.