

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
OCTOBER 25, 2022**

**RESOLUTION NO. 2022-27**

**WHEREAS**, in February 2019 the Housing Authority of New Orleans (HANO) Board of Commissioners adopted Resolution No. 2019-04 that authorized the Executive Director to execute an Option to Lease and Development Agreement ("Option Agreement") with Iris Development, LLC (iris) for the property described in Exhibit A of that resolution also known as Uptown Scattered Sites; and

**WHEREAS**, an Option to Lease and Development Agreement was signed in September 2019 and included an initial 24-month term with options for extension(s); and

**WHEREAS**, a First Amendment to the Option to Lease and Development Agreement was executed in April 2020 to revise Exhibit A-1: Properties, Phase, Designation, Unit mix, Initial Option Payment Allocable to Each Property and Extended Option Payments Allocable to Each Property; and

**WHEREAS**, a Second Amendment to the Option to Lease and Development Agreement was entered into in August 2021 to revise Exhibit A-2: Properties, Phase, Designation, Unit mix, Initial Option Payment Allocable to Each Property and Extended Option Payments Allocable to Each Property and extended the agreement to 36 months until September 2022; and

**WHEREAS**, a Third Amendment to the Option Agreement was entered into in September 2022 that extends the agreement to March 2023; and

**WHEREAS**, HANO will submit an addendum to HUD to amend the disposition approval granted to the Authority in February of 2010 to allow the ground lease of the properties to Iris; and

**WHEREAS**, Uptown Scattered Sites Phase I and Phase II include the General Ogden, Plum Street, Birch, Cambronne and Melpomene lots;

**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the Executive Director to negotiate and execute any and all documents necessary to effectuate a financial closing for Uptown Scattered Sites Phases I and II located on General Ogden, Plum, Birch, Cambronne and Melpomene Streets, and submit an update about the development and a disposition application to HUD.

Executed this 25<sup>th</sup> day of October, 2022

APPROVAL:

  
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CAROL GEORGE JOHNSON  
CHAIRMAN, BOARD OF COMMISSIONERS



October 25, 2022

**MEMORANDUM**

**To:** Board of Commissioners:  
President Carol George Johnson, Vice President Avery Foret,  
Commissioner Isabel Barrios, Commissioner Sharon Jasper,  
Commissioner Percy Manson, Commissioner Monika McKay,  
Commissioner Kim Piper, Commissioner Paul Richard and Commissioner  
Jeffrey Vappie

**Through:** Evette Hester  
Executive Director

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

**Re:** Resolution #2022-27 – Approval to Execute Closing Documents for Uptown  
Scattered Sites

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In 2019, Iris Development, LLC (Iris) was awarded the development rights to several of HANO's Uptown scattered sites through RFQ #19-911-29. The original proposed development consisted of 82 multi-family rental units as well as a to-be-determined number of homeownership units. The rental development was to be constructed in a total of three phases and to be funded with Low Income Housing Tax Credits (LIHTC), private financing, and other resources as secured by Iris. Following several meetings with residents, community stakeholders and the State Historic Preservation Office (SHPO) the development was expanded to include 110 units also to be developed in three phases. Phases I and II will be combined and developed simultaneously and include a total of 52 family units located in Uptown New Orleans on General Ogden, Plum, Birch, Cambronne and Melpomene Streets.

In February 2019, HANO's Board of Commissioners authorized the Executive Director to execute an Option to Lease and Development Agreement with Iris for rental development.

In August 2021 a Second Amendment to the Option to Lease and Development Agreement was entered into to revise Exhibit A-2: Properties, Phase, Designation, Unit mix, Initial Option Payment Allocable to Each Property and Extended Option Payments Allocable to Each Property and extended the agreement to 36 months until September 2022. In September 2022 a Third Amendment to the Option to Lease and Development Agreement was amended to extend the original agreement date to March 2023.

To date Iris, has secured construction and permanent financing from lenders in the amount of approximately \$7,800,000, \$2,000,000 of HOME funds awarded by the City of New Orleans and approximately \$321,000 from Federal Home Loan Bank of Dallas. Iris is in the process of securing

a payment in lieu of taxes (PILOT) from Finance New Orleans (FNO). The Uptown Scattered Sites total development cost is projected to be approximately \$12.3 million.

In addition to financing in August 2022 Iris secured its Authority to Use Grand Funds (AUGF) from HUD.

Therefore, it is requested that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the Executive Director to negotiate and execute any and all documents necessary to effectuate a financial closing for Phases I and II of the Uptown Scattered Sites located on General Ogden, Plum, Birch, Cambronne and Melpomene Streets, and submit an update about the development and a disposition application to HUD.