



ADDENDUM NUMBER THREE

Tuesday, March 22, 2016

DEVELOPMENT OF THE ESTATES HOMEOWNERSHIP INITIATIVE REQUEST FOR PROPOSALS #15-911-64

THE FOLLOWING ADDENDUM IS BEING ISSUED TO INCORPORATE IN THE REFERENCED REQUEST FOR PROPOSALS.

ITEM #1 EXTENSION OF PROPOSAL DUE DATE

Delete: Proposals will be received by the Housing Authority of New Orleans (HANO) in the Office of Procurement and Contracts by **2:00 p.m. CST** on **Wednesday, March 30, 2016.**

Insert: Proposals will be received by the Housing Authority of New Orleans (HANO) in the Office of Procurement and Contracts by **2:00 p.m. CST** on **Wednesday, April 6, 2016.**

ITEM #2 QUESTIONS RECEIVED IN WRITING

Q1. Will residents be able to use Section 8 vouchers to purchase the 19 homes?

A1. Yes. Residents may use their vouchers towards their mortgage payments.

Q2. Can you describe that process?

A2. The Homeownership Program process can be found online at the following link:

http://www.hano.org/housing/HANO%20Homeownership%20Brochure%209-13_PROOF.pdf

Q3: Once a resident has been deemed credit worthy, will they receive the amount of money they qualify for?

A3: Homebuyers will receive a pre-qualification or pre-approval letter from the lender indicating the amount for which they qualify.

Q4: Does HANO have a list of pre-qualified residents that are eligible to purchase a home?

A4: Yes.

Q5: If a house is appraised at \$130,000.00, and a resident at 60% of AMI qualifies for a mortgage payment of \$600.00 per month, would the voucher make up the difference between the \$600.00 and the bank rate?

A5: Yes. The resident is responsible for paying the difference between the voucher payment and the monthly mortgage payment.

Q6: How long will the voucher be eligible for that unit? Does the voucher program require a 20 or 30 year commitment?

A6: There is no time limit on a Housing Choice Voucher for an elderly household or a disabled family member. The mandatory term limit is 15 years for all other families.

HANO has no requirements.

Q7: Is soft second money available?

A7: HANO has no soft second money available at this time.

Q8: As part of the submission requirements, Developers are required to provide a site plan for development of the parcels through each phase with at least one elevation and one house floor plan. Is there a version of the site plan on a CAD file available for review?

A8: CAD files are not available, but a PDF version can be provided upon request.

Q9. Have the lots (property) been cleared for Phase I development? Has an environmental assessment been performed? If not, would the Developers or HANO be responsible for clearing the lots and performing any environmental assessments?

A9. An environmental assessment was performed in 2012 in order to close out the HOPE VI grant. HANO will be responsible for providing a "clean and buildable" site.

Q10. Does HANO have clear unencumbered title to the property?

A10. Currently, there is a HUD Agreement Not to Alienate on the property. After approval from SAC, it is anticipated that a partial release of this restriction will be executed on a parcel by parcel basis.

Q11. Does HANO have HUD approval to sell the properties? If not, how long will it take to get HUD approval?

A11. HANO has not applied for approval from SAC at HUD for disposition of the properties. In HANO's experience, this can take anywhere between 1 day and 2 years.

Q12. If site remediation will be required before HANO can obtain clear title, will FEMA money be available to assist with the cost of remediation?

A12. No FEMA funds are available from HANO to remediate the property.

Q13. Are Hope VI funds available to leverage any of the costs to the Developer?

A13. No

Q14. What is the (unit) return rate to the Desire Community and the surrounding neighborhood?

A14. HANO does not maintain data on the surrounding neighborhood.

The Desire conventional public housing development consisted of 1,860 public housing units when originally constructed in 1957. Prior to Hurricane Katrina, all the original public housing units had been demolished and 107 new mixed income units had been constructed; 71 were occupied. Another 318 housing units were under construction. All of the new occupied units and the units under construction were destroyed by the hurricane. The site now contains 425 rental units that are currently 95% occupied.

Q15. How many units were occupied at Desire Pre-Katrina?

A15. Refer to A14 of this addendum.

Q16. Are there any specific building standards to be applied to this project (e.g. style)? Can you define that?

A16. The homes must be constructed according to all federal, state, and local governing authorities. At this time, HANO has not imposed additional specific standards other than those referenced in the RFQ, Part III – Submission Requirements Section 3.2.

Q17. Is there a requirement to build a specific size home (e.g. 1,500 sf. 3 bedroom, 2 bath, 10 ft. ceilings)?

A17. The homes must be constructed according to all federal, state, and local governing authorities. HUD's minimum property standards can be found online at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/ramh/mps/mhsmppsp.

Q18. Does HANO have a timeline to begin work, or is there a specific number of units that must be completed?

A18. No.

Q19. What is the number of residents that received vouchers that were applied to the homeownership program?

A19. HANO has issued 247 vouchers to residents that were applied to the Homeownership Program.

Q20. Specifically, how many of those residents were from the Desire Community?

A20. 4 residents were from the Desire Community.

Q21. Since this project is part of the Desire HOPE VI Community, are there any State Historic Preservation Office (SHPO) requirements?

A21. There were no SHPO requirements for construction materials attached to the HOPE VI redevelopment.

Q22. Is the resident income requirement at 80% of the AMI or below? Is it possible to use 80% to 120% of the AMI or below?

A22. Proposals may reflect up to 120% of AMI.

Q23. Can you provide a brief overview of HANO's Section 3 Internship requirements?

A23. Please refer to page 16 of the Employment, Training, and Contracting Policy contained within the RFQ.

Q24. If the Developer fails to meet the Section 3 Internship requirements, will HANO retain a percentage of the contract amount to provide for resident training at a later date?

A24. Please refer to page 16 of the Employment, Training, and Contracting Policy contained within the RFQ.

Q25. Can Developers go outside of the parameters of the RFQ, specifically as it relates to crafting financing terms and creating soft second opportunities?

A25. The parameters outlined in the RFQ are required. However, HANO encourages creative financing models that may include the creation of soft second funds.

Q26. Are HANO residents only eligible to qualify under the homeownership program, or can any resident qualify for the program?

A26. Currently only HANO clients qualify for HANO's Homeownership Program. Initially, marketing efforts will be directed to HANO clients. Subsequently, the homes will be offered to any perspective homeowner who meets the AMI requirements.

Q27. After HANO has reviewed the Developers proposals, when will the project start?

A27. After review of proposals, an award recommendation will be presented to HANO's Board of Commissioners for approval. Upon receipt of approval of the awarded Developer, Master Development Agreement negotiations will commence. There is no specific timeline for execution of the agreement and subsequent project start. .

Q28. If approved by HUD, will HANO donate the land?

A28. Land disposition details will be negotiated with SAC. It is anticipated that the land may be available to the homeowner at minimal or no cost.

Q29. Will the land be ground leased?

A29. If the Developers preferred method of disposition is a ground lease, it should then be included in the proposal.

Q30. How successful has the Homeownership Program been at any of the HANO Developments?

A30. HANO and its development partners have developed more than 100 mixed income homeownership units since 2005.

Q31. Does HANO have a plan to provide homeownership opportunities to residents at Marrero Commons or in the surrounding area?

A31. At this time, HANO does not have a plan to provide homeownership opportunities to residents at Marrero Commons or in in the surround area.

ITEM #3 SUPPLEMENTAL CONTRACT CONDITIONS, MASTER DEVELOPMENT AGREEMENT

Insert: Subcontractor Payments

The Contractor shall make payments to its subcontractors, and suppliers within thirty (30) days following the contractors' receipt of each owner payment, unless otherwise agreed to in writing. Further, whenever a subcontractor receives payment from the contractor, the subcontractor shall promptly pay such monies receive to each sub-subcontractor and supplier in proportion to the work completed. If for any reason the contractor receives less than the full payment from the owner, then the contractor shall be obligated to disperse only the funds received on a prorated basis to the contractor, subcontractors, and suppliers.

ITEM #4 PRE-PROPOSAL SIGN-IN SHEET

Insert: Pre-Proposal Conference Sign in Sheet, as attached.

Proposals must be received by the Housing Authority of New Orleans (HANO) in the Department of Procurement and Contracts by 2:00 p.m., local time on Wednesday, April 6, 2016. All terms and conditions shall remain as stated in the original Request for Proposals. All addenda must be acknowledged.

END OF ADDENDUM NUMBER THREE



HOUSING AUTHORITY OF NEW ORLEANS
 PRE-PROPOSAL CONFERENCE
 FOR
 REQUEST FOR QUALIFICATIONS
 FOR
 DEVELOPMENT OF THE ESTATES HOMEOWNERSHIP INITIATIVE

Tuesday, February 16, 2016
 10:00 A.M.

SIGN-IN SHEET

NAME/REPRESENTATIVE	COMPANY NAME	PHONE	EMAIL	DBE/WBE CERTIFIED	
				Yes	No
STEPHEN FAVORITE	FB MANAGEMENT / GRF	504-4535907	STEPHENFAVORITE@GMAIL.COM		✓
Byron J. Stewart	BISA, Architects	504 527-5339	byron@bisaarchitects.com	✓	
Rachel Bland	Project Homecoming	504 919-5136	rachel@projecthomecoming.net		✓
Duncan Cheney	Project Homecoming	504 799-9968	duncan@projecthomecoming.net		✓



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NAME/REPRESENTATIVE	COMPANY NAME	PHONE	EMAIL	DBE/WBE CERTIFIED	
				Yes	No
MICHAEL CAJSKI	CCNO	504-864-9909	MICHAEL@VOLUMEZERO.COM	✓	
VAN TRAN	CCNO	504-864-9909	VAN@VOLUMEZERO.COM	✓	
Amy Arthur	New Orleans Area Habitat for Humanity	504.609.3351	amy@habitat-nola.org		
Michael Milman	CCNO Des.	504.300.2604	Michael@ccnodev.com Des.		✓
Juana Green	Reff	(504) 821-7326	Jgreen@Providencech.org		
Rosalind Ross	Providence Community Housing	504-821-7229	rross@providencech.org		



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NAME/REPRESENTATIVE	COMPANY NAME	PHONE	EMAIL	DBE/WBE CERTIFIED	
				Yes	No
Jonah Dawley	First NBC CDC	(504) 252-4074	jdawley@firstnbc.com		
Ryan Hernandez	Harmony Neighborhood Development	(504) 524-3919	rhernandez@harmonyndm.org		
JEFF FEILDEN	MCC REAL ESTATE, LLC	(504) 830-4209	JEFF@MCCGROUP.COM		X
Dawn D Domingaux	HANO	(504) 670-3427	ddomingaux@hana.org		
Kelcie Nouri	HANO	(504) 670-3573	knouri@hana.org		
MANNE WILTZ-HUNLEY	HANO	(504) 670-3249	MWILTZ@HANO.ORG		

Macy Alexander Perez (504) 355-9111 malexander@perez.com DBE/perez



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NAME/REPRESENTATIVE	COMPANY NAME	PHONE	EMAIL	DBE/WBE CERTIFIED	
				Yes	No
Roland Oregon Jr	ETI, INC	504-343-5358	RORGERON.JR@ETI2INCORP.NET	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sandra Bell	FIRST NBC BANK	504/252-4157	Stella@FIRSTNBCBANK.COM	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Terese Bennett	Middleberg Kiddle	504-535-7200	t.bennett@midvid.com	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Larry Barabino Jr	HANO	504-670-3268	Lbarabino@hano.org	<input type="checkbox"/>	<input type="checkbox"/>
Randell Moore	ETI	(504) 527-0500	RMOORE.ETI@BELLSOUTH.NET	<input type="checkbox"/>	<input type="checkbox"/>
ELIZABETH Lister	NOAAH	(504) 861-2077	ELIZABETHL@habitat-nola.org	<input type="checkbox"/>	<input type="checkbox"/>
Marguerite Destreicher	NOAAH	504-861-2077	marguerite@habitat-nola.org	<input type="checkbox"/>	<input type="checkbox"/>



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NAME/REPRESENTATIVE	COMPANY NAME	PHONE	EMAIL	DBE/WBE CERTIFIED	
<i>Patrick Sacks</i>	<i>Supreme Developers LLC</i>	<i>(504) 345 0987</i>	<i>supremedevelopersllc@gmail.com</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No