

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
JANUARY 29, 2019**

RESOLUTION NO. 2019-01

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 Odyssey House Louisiana (OHL) regarding HANO's vacant land at 2427 Ursulines Avenue; and

WHEREAS, subsequent negotiations with OHL have yielded a proposal to exchange HANO property at 2427 Ursulines Avenue with OHL property at 1120 Piety Street; and

WHEREAS, the vacant land at 2427 Ursulines Avenue appraised for \$95,000 in July 2018; and

WHEREAS, the value of the home located at 1120 Piety Street is estimated to be \$200,000 to \$250,000 based on comparable recent sales in the neighborhood and is available for immediate occupancy; and

WHEREAS, HANO has previously submitted an application to HUD for the demolition and disposition of 2427 Ursulines that must be amended prior to the exchange; and

WHEREAS, HANO staff recommends the exchange of vacant land at 2427 Ursulines Avenue for a newly renovated home available for immediate occupancy at 1120 Piety Street which is located in an area with comparable access to public transportation and other amenities, furthering HANO's mission to provide affordable housing opportunities;

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 exchange of HANO's property at 2427 Ursulines Avenue for Odyssey House of Louisiana's property and improvements at 1120 Piety Street, subject to HUD approval and the due diligence of both parties.

Executed this 29th day of January, 2019

APPROVAL:



**CASIUS PEALER
PRESIDENT, BOARD OF COMMISSIONERS**



January 29, 2019

MEMORANDUM

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

Through Gregg Fortner
Executive Director

From: Jennifer Adams
Director, Development and Modernization

Re: Exchange of HANO Property at 2427 Ursulines Avenue for Odyssey House
Louisiana Property at 1120 Piety Street

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. Respondents were allowed to propose on one or more of the parcels. HANO received 6 proposals on 20 properties by the July 18, 2018 due date.

Odyssey House Louisiana (OHL) was one of the respondents to the RFQ, proposing to build a duplex on HANO's property at 1834 Ursulines Avenue in exchange for the fee simple sale of HANO's property at 2427 Ursulines Avenue to OHL. Subsequent negotiations have yielded a revised proposal to exchange fee simple title to HANO's vacant land at 2427 Ursulines Avenue for fee simple title to OHL's newly renovated 3 bedroom, 2 bath home at 1120 Piety Street.

OHL is a non-profit behavioral healthcare facility with a mission of empowering people to conquer addiction. OHL is the largest substance treatment agency in the state of Louisiana. Since 1991, OHL has contracted with UNITY of Greater New Orleans to provide transitional housing and supportive services to homeless individuals. The OHL main campus is located on Tonti Street and abuts HANO's property at 2427 Ursulines. OHL desires to acquire the HANO parcel for parking to serve its campus and relieve street congestion in the neighborhood. In return, HANO will receive a newly renovated home that can be occupied and placed under the Annual Contributions Contract immediately upon execution of the exchange. The home is newly renovated and is on the cusp of one of the highest opportunity areas in the city with easy access to public transportation and amenities.

The 2427 Ursulines property appraised for \$95,000 in July 2018. Although an appraisal has not yet been performed on the 1120 Piety property, comparable recent sales in the neighborhood suggest that value of the property is between \$200,000 and \$250,000. Prior to completing the exchange, HANO will submit an amendment request to its 2014 disposition approval from HUD for the property to reflect the terms of the proposal. HANO will also perform and Housing Quality

Standards (HQS) inspection of the 1120 Piety Street Property to ensure it meets all HUD requirements for occupancy.

Because this proposal exchanges vacant land for a newly renovated home available for immediate occupancy in an area with comparable access to public transportation and other amenities, furthering HANO's mission to provide affordable housing opportunities, HANO staff recommends the exchange of HANO's vacant lot at 2427 Ursulines Avenue for the improved property at 1120 Piety Street subject to the proper inspections and due diligence by both parties.

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 exchange of HANO's property at 2427 Ursulines Avenue for Odyssey House Louisiana's property and improvements at 1120 Piety Street, subject to HUD approval and both parties' due diligence.