



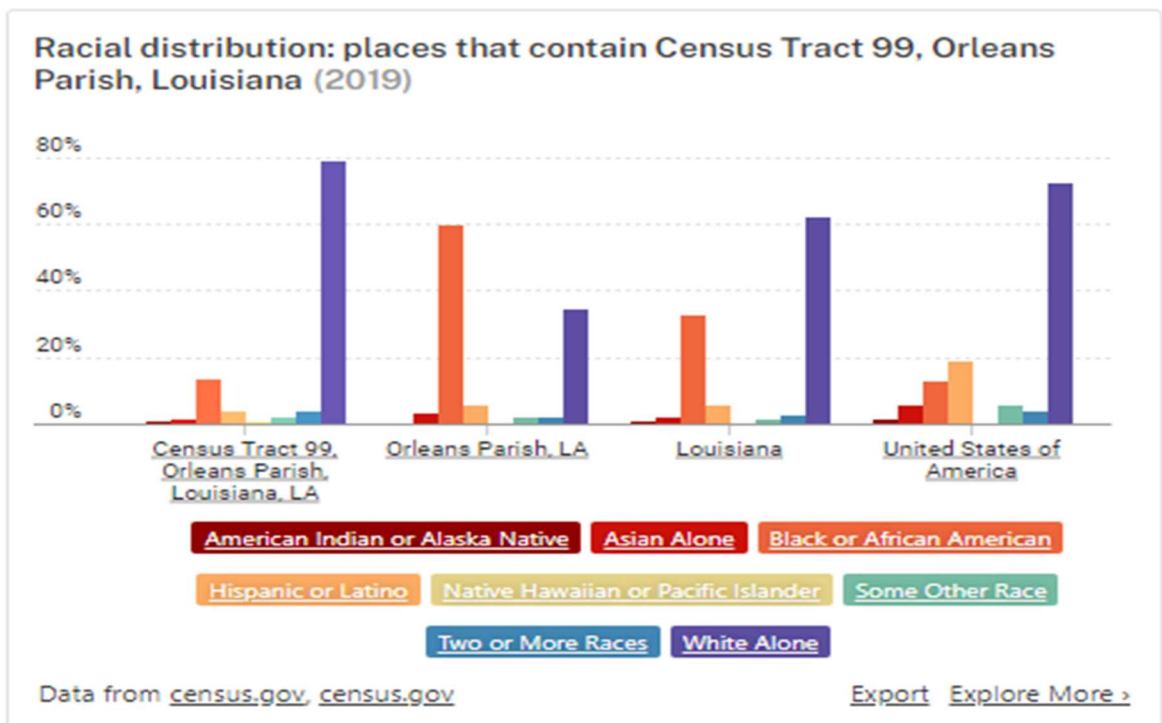
McDonogh #7 – 1111 Milan

NPP #2 June 30, 2021 – Questions received with Responses

1. How will the aesthetics of the building change if there are now apartments where the main entrance to the school is? Where is the main entrance going to move to and how will that keep the historical appearance in tact?
 - a. HANO does not intend to change the aesthetics of the building. HANO will follow the Secretary of the Interior's Standards for Rehabilitation.
2. Has anyone addressed how this development will impact existing home values?
 - a. HANO's mission is to provide affordable housing opportunities for low-income residents of the city of New Orleans.
3. Is the maintenance of the school's historic exterior guaranteed with the development plan?
 - a. HANO does not intend to change the aesthetics of the building. HANO will follow the Secretary of the Interior's Standards for Rehabilitation.
4. How exactly will you fit residences into the basement floor of McDonogh? Please be specific!
 - a. The City of New Orleans, does allow exceptions for historic renovation/rehabilitation. Therefore, all basement-floor units will be constructed to comply with all applicable building codes.
5. Are the slides from today's presentation available online?
 - a. The slides for both the June 18th and June 30th presentations will be available online at www.hano.org.
6. How can this public housing development be stopped?
 - a. Not applicable
7. 41 units and 39 parking spaces, correct? How many residents will there be?
 - a. The project is estimated to have a total of 39 units and 41 parking spaces. The number of residents will be determined by the type of units – i.e. senior or family housing.

8. Will there be fencing or landscaping on Chestnut in front of the parking lot?
 - a. The site and landscaping plans currently reflect a 5-foot landscape buffer between parking and property line. No additional fencing, other than what currently exists on the Chestnut side of the property, is being considered at this time.
9. What entity will maintain the everyday issues with the housing complex? Who will enforce rules? Who will be responsible for credible complaints from neighbors?
 - a. The management company will be part of the development team procured by HANO. The procurement is anticipated for fall 2021.
10. Will the environmental impact study address potential damage to streets from heavy machinery during construction? Are road repairs included in the development plan?
 - a. The Environmental Assessment will follow 24 CFR Part 58. All construction-related questions will be discussed at a community engagement meeting(s) with the developer once one is procured. Once a development team is procured, there will be communication with all utility providers to determine the needs of the site.
11. Isn't this resident density that you are proposing way out of whack with the existing density? What are the density numbers for your project versus current density?
 - a. Per Comprehensive Zoning Ordinance, multi-family density is 2,000 square feet per dwelling unit. The proposed ratio has a density of 1,360 square foot per dwelling unit.
12. Will there be a passenger zone on Milan St.?
 - a. The proposed plan would eliminate the existing school passenger zone on Milan Street. As a result, this will free up on-street parking for the neighborhood. Passenger/loading zone would be accommodated on-site.
13. Where will the green space be? Where will these elderly residents utilize for outdoor green space?
 - a. There will be green space throughout the site, which is currently predominantly concrete. Green space will be immediately adjacent to each of the proposed newly constructed units and surrounding the school.
14. Will the environmental study include impact on local traffic? Currently, people tend to speed in the neighborhood - how will speed limits be monitored and enforced with the addition of 50+ new residents?
 - a. The CPC will require a traffic analysis.

15. Stop saying there's no zoning change. In order for this unit to exist, the zoning is changed for that property.
 - a. The Affordable Housing Planned Development is not a zoning change. It is a conditional use designation under the Comprehensive Zoning Ordinance.
16. How can you be so specific on dates when as far as we know, the school has not vacated the building and has not found a suitable place to move
 - a. The dates provided are projected, not specific. HANO's architect will submit the Affordable Housing Planned Development Application in July and anticipates being added to the City Planning Commission's public hearing agenda in August. Pending a recommendation from the CPC, as well as other approvals required for the proposed project, the earliest projected start date would be fall 2022 or spring 2023. The Orleans Parish School Board is working with Audubon Charter on its relocation.
17. How segregated is this census tract currently? How do its demographics compare to the city as a whole?



Credit: <https://datacommons.org/place/geoid/22071009900?topic=Demographics>

18. Is it possible to use permeable ground cover instead of paving play areas and parking lots with impermeable concrete?
 - a. The proposed parking stalls will have permeable paving. The proposed plan exceeds the Comprehensive Zoning Ordinance requirements for open space, permeable open space, and green space per dwelling unit.
19. Will you proceed with this project even if the neighborhood is against it? Or will it be similar to when the Treme residents opposed moving city hall?
 - a. HANO's mission is to provide affordable housing opportunities for low-income residents of the city of New Orleans
20. When will the public be allowed to comment on this in person not on Zoom?
 - a. The in-person meeting schedule is determined by the City Planning Commission (CPC). Please refer to the CPC for additional information.
21. To what degree could the design change in the course of development? If the plans presented today look good, do we need to worry that they will be significantly altered once a development company is selected and work begins?
 - a. The ordinance for the Affordable Housing Planned Development will outline parameters and specifics of what cannot change through the design process.
22. How many households are currently on HANO's waitlists and in need of affordable housing like this?
 - a. There are approximately 17,000 residents on HANO's Housing Choice Voucher waiting list. In addition, there are approximately 31,000, on HANO's public housing waiting list.
23. Is there a reason you are targeting this property, given the large amount of undeveloped property HANO owns and the fact that the school hasn't even left yet?
 - a. HANO's mission is to provide affordable housing opportunities for low-income residents throughout the city of New Orleans. In addition to the proposed project at McDonogh #7, HANO is working with its development partners to create new housing opportunities and/or rehabilitate existing homes across the city – both rental and homeownership. This project is one of several developments that is either in the planning phase or currently under construction.
24. Would you please share the link to more information about how to qualify to live in the proposed housing?
 - a. Information detailing resident qualifications and waiting list availability can be found: <http://www.hano.org>

- b. Currently, the Section 8 waiting lists is not accepting new applications and we cannot anticipate when the wait list will reopen. Please visit our website for current wait list openings.
25. Will you please share the link to the recording of today's meeting as well as the meeting two weeks ago on June 19?
- a. The recording links for the June 18th and June 30th meeting can be found on HANO's website at <http://www.hano.org> under the *FEATURED heading.

June 18, 2021 Presentation – Q&A

McDonogh #7 NPP – Questions received via email with Responses

1. What is site plan?
 - a. The site plan shows the existing footprint of the site and details the proposed changes to the site. It is located on slides 7, 8 and 9 of the presentation.
2. Where can we find the RFP?
 - a. The RFP has not yet been created. It will be generated by HANO pending approval of the Affordable Housing Planned Development by the CPC. It will be listed on HANO's website under the "Business" tab, Active Solicitations.
3. What federal program (if any) is funding this project?
 - a. At this time, there is no federal funding for this project because that will be determined by the Developer at a later date.
4. Are you requesting any waivers from the CZO in addition to the zoning change? If so, what are they?
 - a. HANO is not seeking a zoning change and is not requesting any waivers from the CZO.
5. How many units will be in the main / existing historic building? What size is each building unit? Each townhouse unit?
 - a. HANO is proposing to create 27 units in the existing McDonogh 7 building. The units range from 705 square feet to 985 square feet. HANO is proposing to develop six (6) two-family dwellings. Each unit may be approximately 1,260 square feet.
6. What is the maximum occupancy for each unit? What is proposed occupancy for the total project?
 - a. The maximum occupancy for each unit is determined by the type of unit constructed (i.e. a public housing or project based voucher unit), which is governed by the Admissions and Continued Occupancy Policy (ACOP) and HANO's Administrative Plan and follow all fair housing requirements. Both policies can be found on HANO's website - <http://www.hano.org/plans/ACOP2019.pdf>
7. How many townhouses are you proposing? How many stories? Where will they be located? How many townhouses in a building / row? Will they face into the property or to the street(s)?

- a. HANO is proposing to construct six (6), two-story, two-family dwellings—two (2) fronting Coliseum Street and four (4) fronting Marengo Street. The dwellings will face the street.
8. How much parking will be available?
 - a. There are 41 off-street parking spaces proposed.
9. How much green space will exist on development? Will the basketball court remain?
 - a. There is approximately 13,000 square feet of green space planned on-site. The basketball court is not expected to remain.
10. You state that these units will serve as affordable housing for the elderly? How will that be enforced? Will the elderly be able to have their kids / grandkids live with them?
 - a. HANO is proposing to develop elderly housing in the existing McDonogh 7 building. Per HUD regulations elderly is defined at 62 years of age and older. This will be enforced by the Management Company as well as HANO. The management company will be part of the development team procured by HANO. The procurement is anticipated for fall 2021.
11. Will there be ramps? Elevators? If ramps, will they be in front of house rear or on the sides?
 - a. The McDonogh 7 building has an existing elevator, which HANO plans to retain. If ramps are necessary at the two-family dwellings, they will be placed in-between buildings and screened from the street frontage.
12. How long would this new development be required to remain as affordable housing?
 - a. The proposed development would remain affordable in perpetuity.
13. How will you address parking needs for an additional 30-45 units in the neighborhood? Are there plans to include off-street parking?
 - a. The total number of units proposed is 39 units. There are 41 off-street parking spaces proposed, along with a net gain of 16 on-street spaces due to removal of existing curb cuts and the school loading zone along Milan.
14. How much do you anticipate the monthly rent being for these new units?
 - a. Rent pricing will be determined by the Developer and will be based on the project's financing. This will be determined once a development partner is procured.

15. What happens with Audubon Charter School? Are there any plans for this school to relocate within the area?
- Audubon Charter School is expected to relocate. School officials are currently working with the Orleans Parish School Board as it relates to the move. Any questions related to the Charter School must be addressed with OPSB.
16. Does your plan provide parking for the tenants of the 30-45 apartment units you project to develop? Does your plan take into account not just the tenants themselves, but the flow of visitors and ancillary staff that such a development would bring to the neighborhood? There is insufficient parking on the street as it is, without adding that many new tenants. We would be very interested in learning more about your plan.
- There are 41 off-street parking spaces proposed, along with a net gain of 16 on-street spaces due to removal of existing curb cuts and the school loading zone along Milan.
17. Can you tell me if HANO intends to utilize state and federal historic tax credits for rehabilitation of the historic building?
- The development team will be the deciding factor for the type of financing but HANO anticipates the use of historic tax credits.
18. Which zoning waivers are they requesting? Density, height, setbacks, parking?
- HANO is not seeking a zoning change and is not requesting any waivers.
19. What are the specific legal requirements to classify as 'elderly'? If this is a rental what are the resident requirements (i.e., if an elderly person is on the lease, can other people live there as guests indefinitely?) Need to insure this isn't a backdoor way to get multiple generations of families living here under the guise of 'affordable housing for the elderly'. The concern is that these apartments become significantly overcrowded and all the externalities that come with it (trash, noise, overburdened local services, etc.) Is this age-restricted housing? Independent living? Assisted living? Any services provided?
- HANO is proposing that the main building be designated for elderly housing. Per HUD regulations elderly is defined at 62 years of age and older. This will be enforced by the management company of the building. The types of services, etc. will also be decided by the development team. The management company will be part of the development team procured by HANO. The procurement is anticipated for fall 2021.
20. Does HANO have research/crime data from similar type properties? If not, we want to get this. Need to know the actual historical impact of these projects.
- HANO recommends that residents refer to the New Orleans Police Department's Crime Map, which can be found at <https://www.nola.gov/nopd/data/>.

21. We now have an accurate unit count, but the elevation drawings provided don't specify number of bedrooms for each unit. The square footages suggest these are not studios or one bedroom (i.e., not single-occupancy), but rather multiple bedrooms (the units outside of the school building are 1,260 square feet each which can easily be a 3BR rental. Some of the apts in the school building are nearly 1,000 square feet.
- a. The total unit mix, including the number of bedrooms will be determined once a developer partner is secured. However, in the existing building, HANO proposes to construct one and two-bedroom units that will range in size from 705 to 985 square feet. Should the new construction units be family units, they will likely be three-bedroom units.
22. Once construction begins can the developer make material changes without additional public input (i.e., can they offer us one plan now, and then radically change post-permitting?)
- a. The ordinance for the Affordable Housing Planned Development will outline parameters and specifics of what cannot change through the design process.
23. We want to review the General Contractor (GC) Staging Plan. This will include lots of detail about the following: Actual timeline of construction from the GC When is the construction fence going up, and what is its impact on the streetscape (reduced parking and sidewalk access). What is the transportation route for all of the heavy machinery and materials delivery trucks: Cranes, cement trucks, lumber and masonry delivery; When and which streets are going to face closures? What is the construction trash/debris removal plan? Where the dumpsters located on-site and what are the daily removal schedules? What's the plan for regular street cleaning during construction? Has a public utility impact study been completed to gauge the impact of increased water/sewer and electric and gas needs? Is the development going to require work including sewer expansion that will close roads and impact local service? If so, when and for how long? Where are all the trade workers going to park? How many trade workers on-site at the peak as well as normal? Who will enforce their typical parking habits (we've all seen large construction sites: everyone's got a huge truck and they don't care at all where they park) Will there be services (food trucks, port-o-john's, etc.)? What is the fire prevention/safety plan? What is the weekly work schedule (weekdays and weekends)?
- a. All construction-related questions will be discussed at a community engagement meeting(s) with the developer once one is procured.
 - b. Once a development team is procured, there will be communication with all utility providers to determine the needs of the site.
24. What are the local noise statutes? Is the developer applying for noise and daily construction time variances?

- a. HANO recommends that residents reach to the City Planning Commission to determine local noise statutes. No variances are being requested at this time. The development team will follow the City's noise statutes.
25. What does the neighborhood get from this: What is the developer's responsibility and timeline for street and sidewalk repairs post-construction? A development of this size with all of the vehicle traffic is going to rip apart the streets. We want new streets and sidewalks in all directions along Milan, Marengo, Chestnut and Coliseum from Prytania to Magazine and Napoleon to Constantinople.
- a. All construction-related questions will be discussed at a community engagement meeting(s) with the developer once one is procured.
 - b. Once a development team is procured, there will be communication with all utility providers to determine the needs of the site.
26. What responsibility do they have to replace damaged trees from all the trucks coming through?
- a. The construction related questions will be discussed in community engagement meetings with the developer once they are procured.
27. What is the landscaping plan for the site?
- a. A preliminary landscaping plan is currently being designed and will be submitted with the Affordable Housing Planned Development Land Use application. It will be further refined by the development partner once one is procured.
28. What is the location and access for the permanent trash/recycling bins?
- a. Please refer the proposed site plan inside of the NPP PowerPoint presentation. Waste/recycling is proposed to be confined within a fenced enclosure adjacent to west-side of the McDonogh building.
29. What is the site lighting plan? Someone needs to illustrate to us that lights mounted on the new structures aren't going to turn into spotlights into the living rooms of surrounding houses.
- a. A site lighting plan will be developed after the development team is procured and has started the community engagement meetings.
30. Where are the front doors of the non-school building units facing? Do they face the street or the internal parking lot?
- a. The two-family dwellings will have entry doors along the street frontages.
31. What are the paint colors of the non-school buildings?
- a. All construction-related questions, including paint colors, will be discussed at a community engagement meeting(s) with the developer once one is procured.

32. Are there porches on the non-school buildings? Let's be consistent architecturally with the neighborhood.
- a. Porches and balconies will be incorporated into the new two-family dwellings, along with other architectural aesthetics found within the neighborhood.
33. Is this a HANO project in perpetuity, or does HANO have the right to sell this post-development?
- a. The development will be affordable in perpetuity.
34. Who will manage this? What is their experience, and to whom are they responsible?
- a. The management company will be part of the development team procured by HANO. The procurement is anticipated for fall 2021.
35. What is the initial lease-up schedule/move-in plan for new residents?
- a. The schedule will be drafted by the development team once procured and shared during community engagement.
36. What is the level of on-site employment and daily security?
- a. HANO's developer partner will address the security of the site and the employment during construction once procured and during community engagement.
37. What is the impact on local trash and recycling removal? Where on the site is this going?
- a. This is enforced by the management company of the building. The management company will be part of the development team procured by HANO.
38. How does this impact mail service?
- a. There should be no impact to mail service.
39. What are the parking requirements and where are all these new residents' cars going to go? As it is parking is at a premium in our neighborhood. Will both sides of Milan now have legal parking?
- a. There are 41 off-street parking spaces proposed, along with a net gain of 16 on-street spaces due to removal of existing curb cuts and the school loading zone along Milan.
40. How will residency requirements for elderly housing be enforced?
- a. This is enforced by the management company of the building. The management company will be part of the development team procured by HANO.