



## ADDENDUM NUMBER ONE

May 15, 2025

**RFP #25-911-17**

**DEVELOPMENT PLAN AND STRATEGY FOR HANO VACANT PROPERTIES**

Please see attached:

**This Addendum provides answers to questions received for RFP #25-911-17. As a reminder, proposals for RFP#25-911-17 must be received by the Housing Authority of New Orleans (HANO) in the Office of Procurement and Contracts by 4:00 p.m. CST on May 27, 2025. All terms and conditions shall remain as stated in the original Request for Proposals (RFP). All addenda must be acknowledged, as indicated in Attachment G of the aforementioned RFP packet.**

**Addendum No. 1**  
**Development Plan and Strategy for HANO Vacant Properties**  
**RFP No. 25-911-17**  
**Answers to Questions Received:**

- 1) The list of properties in Appendix B is extensive. On the first page of the list, a series of properties are highlighted in green with a total square footage of 45,900 SF. Are these the properties HANO is seeking a development plan for or is HANO seeking development plans for all of its vacant properties?

**Response:** HANO is seeking a development strategy for all of its vacant properties.

- 2) If the answer to Question #1 is that HANO is seeking development plans/guidance for all of its vacant properties, it is my opinion that a prioritization of the properties is needed in order to identify which properties are the most attractive for development and have potential to induce private-sector investment. Development strategies will vary greatly depending on the location of the properties. It appears that a broad programmatic analysis/assessment is needed, followed by more detailed recommendations for properties that have the most short-term potential. Is this the type of plan/strategy HANO is looking for?

**Response:** We will request the selected firm to provide a broad analysis of the portfolio and make recommendations for development versus disposition. This will be followed by a more detailed approach to prioritized parcels that are recommended to remain in the HANO portfolio. Separate task orders are anticipated to be issued.

- 3) Given the extensive list of properties in Appendix B, which extend to virtually all parts of the city, it would seem that a local consultant that already is familiar with development activity in New Orleans would have an advantage over an out of town consultant. Will HANO give preference to local consultants?

**Response:** HANO will rank and select firms as outlined in the RFP. Please review section 4.0 - Proposal Evaluation.

- 4) To what extent is the respondent expected to describe how the financial resources needed to develop the vacant properties identified in the RFP will be/can be secured?

**Response:** The respondent is expected to describe a rough, preliminary level of the resources needed to develop the properties such as rough order of magnitude of total development cost and identify potential funding programs available to HANO at the local, state, or federal level.

- 5) Is HANO anticipating providing any financial resources to advance the development of the vacant properties identified in the RFP? If so, please describe.

**Response:** HANO could potentially provide limited financial resources for capital and operating costs depending on the proposed use. However, HANO would prioritize plans that do not require HANO funding.

- 6) Appendix A, Scope of Work, makes no mention of the selected consultant performing market research. Task 1, subtask 2), describes the selected consultant's review and description of "existing housing market data including NORA's commissioned market study of New Orleans." Should respondents conclude that no new/original housing market research is part of the Scope of Services?

**Response:** Consultants should anticipate that one potential task order could include conducting market research if it is determined that existing sources do not provide adequate information.

- 7) Can HANO make available existing housing market data?

**Response:** HANO can make available any data it has access to.

- 8) Task 1, subtask 5), describes a work task involving coordination with NORA's Department of Development and Modernization, Strategic Planning, and Asset Management departments. Can HANO describe this coordination?

**Response:** Task 1, subtask 5 refers to different departments within HANO (not NORA) with whom the consultant is expected to work. These are the main HANO departments that will provide input on the strategy.

- 9) Task 3, subtask 6), calls for the preparation of "detailed conceptual neighborhood plans, photographs, and renderings." Specific questions regarding this task are:
- a. Shall all of the vacant properties identified in the RFP be included in one of the neighborhood plans?

**Response:** After an overall portfolio assessment is done, it is anticipated that areas of focus for development will require detailed plans and renderings as detailed in a future task order.

- b. How many neighborhood plans shall the selected consultant prepare?

**Response:** To be determined after overall portfolio assessment.

- c. Does HANO expect these neighborhood plans to show public-sector investment to transform the neighborhoods as well as private-sector investment not connected with the development of the vacant properties identified in the RFP?

**Response:** The plans should show private-sector investment if the information is readily available.

- 10) The development of many of the vacant properties identified in the RFP are not feasible under current conditions and broad assumptions must be used in illustrating their development. To what extent will the selected consultant be required to secure HANO's concurrence on the consultant's strategies and approaches for these development strategies and approaches?

**Response:** The plan should help prioritize development strategies that meet HANO's mission and are achievable. The plan will reflect HANO's concurrence of all strategies.

**END OF ADDENDUM NUMBER ONE**