



SCATTERED SITES STRATEGY

Neighborhoods of Opportunity



HOUSING AUTHORITY OF NEW ORLEANS SCATTERED SITES STRATEGY

Table of Contents

I. Executive Summary.....	1
II. Introduction/Background.....	3
III. Our Strategic Development Framework.....	3
IV. Scattered Sites Strategy.....	5
V. Situation Analysis - Challenges versus Opportunities.....	6

Analysis Part A

CHALLENGE	OPPORTUNITY
Escalating Need for Affordable Rentals and Replacement Public Housing	Utilize HANO's Scattered Sites as an Asset for Expanding Affordable Rental Housing

Analysis Part B

CHALLENGE	OPPORTUNITY
Dwindling Opportunities for Affordable Homeownership	Deploy Scattered Site Resources to Increase Homeownership Opportunities

Analysis Part C

CHALLENGE	OPPORTUNITY
Dwindling Financial Resources	Implement Mixed Income Redevelopment to Build Sustainable Revenue Streams for Affordable Housing Reinvestment

Analysis Part D

CHALLENGE	OPPORTUNITY
Need for More Resident/Section 3 Employment, Training and Contracting Participation	Increase Economic Opportunity and Resident Self-Sufficiency through Scattered Sites Initiatives

Analysis Part E

CHALLENGE	OPPORTUNITY
Misinformation, Dysfunctional Communication and other Elements that Lead to NIMBYism	Partner with Developers and Engage with the Community to Facilitate Neighborhood Revitalization

VI. Implementation/Next Steps.....	16
VII. Appendices	17
Appendix A: HANO's Housing Needs Study of Families in Orleans Parish Service Jurisdiction (FYB 10/1/2014)	
Appendix B: Major Points/Excerpts from Various Reports on Housing Demand in New Orleans	
Appendix C: Statistical Findings from Louisiana Housing Corporation's June 2014 Housing Needs Assessment	
Appendix D: HANO's Vacant Scattered Sites Listing and Related Maps	
VIII. Supplemental Report: <i>Responses to Commonly Held Misconceptions about HANO</i>	39

I. Executive Summary

Guided by its overarching mission, HANO has formulated a Scattered Sites Strategy to expand affordable housing opportunities for the citizens of New Orleans. Implementation of this robust Strategy will augment the city's affordable housing stock through a mix of public housing, other affordable and market rate rental and homeownership units. It will also build sustainable revenue streams for affordable housing reinvestment; promote economic opportunity; facilitate resident self-sufficiency; and serve as a platform for neighborhood stabilization.

HANO has encountered many challenges in rebuilding its communities but is encouraged by the resiliency of New Orleans residents and the many partners that have championed the recovery. Collectively, there has been remarkable progress in restoring the public housing developments. Now, HANO must focus its priority and attention to its Scattered Site properties – treating them as an asset to address affordable housing needs in the city.

In formulating this Scattered Sites Strategy, HANO analyzed several key factors that will shape, influence, and impact implementation.

Elements include:

- A situational analysis of major *challenges* and corresponding *opportunities* relevant to HANO's Scattered Sites initiative.
- An assessment of housing needs as documented in HANO's waiting list characteristics and housing needs study, and evidenced in other studies conducted by local and state organizations.
- A supplemental report with responses to commonly held misconceptions about HANO.

HANO's ongoing redevelopment program represents a cumulative investment of roughly \$1 billion in New Orleans communities. Between 2005 and 2014, 3,347 new housing units were constructed at eight HANO sites that are individually comprised of a mix of unit types including: public housing, project based voucher units, low-income



Existing Scattered Site - 5312 Constance Street

housing tax credit units, market rate units, homeowner units, and other affordable rentals. An additional 779 housing units are in the development pipeline and slated for completion in 2015.

The Agency's redevelopment funding emanates from a variety of sources including HUD's Capital Fund and Replacement Housing grants; low-income housing tax credit equity, City of New Orleans bonds and Community Development Block Grant (CDBG) funds, FEMA funds, conventional loans, and other private financing. Although much has been accomplished with this mix of financing tools, our recovery and redevelopment resources are steadily declining and the majority of the disaster funding streams flowing through the region has or is approaching "sunset". These financial underpinnings highlight the importance of HANO's Scattered Sites portfolio as a vital asset in meeting affordable housing needs in New Orleans.

HANO will partner with entities that possess demonstrated ability to build affordable housing with creative and effective strategies. Bringing its Scattered Sites portfolio to the table, HANO will explore and implement a range of activities tailored to the unique characteristics of each property. The Agency will also work to expand leveraging opportunities and establish profit-sharing arrangements that yield ongoing resources to reinvest in affordable housing.

Redevelopment principles for HANO's Scattered Sites include:

- Affordable housing redevelopment that protects neighborhoods from disinvestment and blight;
- Housing redevelopment that fills unmet housing needs and prioritizes low-income individuals and families;
- Market rate housing development that improves neighborhood income mix and stability;
- Public and community uses that benefit neighborhoods;
- Commercial development that is beneficial to the affected community; and
- Coordination with other investment strategies and redevelopment plans geared toward improving neighborhood quality of life, including public transportation, employment, education, health care, recreation, and other initiatives.

Deterioration over the years, coupled with the hard-hitting impact of Hurricane Katrina has left the Agency with 85 rehabilitated Scattered Site units currently in operation and 230 vacant properties. The 230 properties range in size from 1,300 to 431,244 square feet and consist of a combination of vacant lots and buildings. As an initial priority in the first quarter of 2015, HANO will begin demolition of all vacant Scattered Site buildings to ready the sites for redevelopment. Given the total Scattered Site acreage, approximately 671 housing units could be potentially developed.

A solicitation was issued in November 2014 to select qualified developers that can partner with HANO to implement a variety of development activities throughout the Scattered Site portfolio. Development opportunities may include: affordable and market rate homeownership units configured as single family homes, duplexes, and/or multi-unit condominiums; mixed-income rental communities with a blend of public housing, project-based voucher, market rate, and low-income housing tax credit (LIHTC) units; as well as other commercial and community uses where appropriate. Specific development projects will be defined through analysis of neighborhood factors, financial feasibility, market conditions, environmental criteria and other relevant information.

Developer selection began in December 2014 and a pool of

“HANO must focus its priority and attention to its Scattered Site properties - treating them as an asset to address affordable housing needs in the city.”

20 qualified developers was approved by the HANO Board of Commissioners at its February 2015 meeting.

Moving forward, HANO will:

- Issue Requests for Proposals (RFPs) to develop specific properties.
- Require developers to submit a proposal within the time frame specified in the RFP.
- Review proposals in accordance with the evaluation criteria contained in the RFP and select a developer to redevelop a specific property (or combination of properties), provided the proposal is in the best interest of HANO.

As individual redevelopment projects rollout, HANO looks forward to an exchange of ideas and concerns with residents at the neighborhood level. Open dialogue with residents and community organizations will help to ensure that HANO's goals are coordinated with the goals of the targeted project areas. On a broader level, HANO will continue working with residents, government officials, advocacy groups, non-profit organizations, and developer partners to address the city's current and future housing needs. This ongoing community engagement will aid us in creating plans and initiatives that are responsive to the affordable housing priorities of New Orleans.



Existing Scattered Site - 1000 Melpomene Street

II. Introduction/Background

Marrero Commons Community



Columbia Parc Community



Fischer Community



Nearly ten years after Hurricane Katrina, New Orleans continues to rebuild with HANO participating as a key player in the city's ongoing revitalization. During this post-Katrina time span, HANO has engaged in massive demolition and redevelopment at the "Big Four" – C.J. Peete, St. Bernard, Lafitte, and B.W. Cooper, along with continuation of previously started redevelopment activities at Desire, St. Thomas, Fischer, and Guste. HANO has also initiated the redevelopment of the Iberville site through HUD's Choice Neighborhoods Initiative (CNI) and is reconstructing a portion of the Florida development. These efforts are part of an ongoing process to replace the Agency's deteriorated Public Housing stock and expand the availability of quality affordable housing for low-income families in our community. The results include newly-built, mixed-income communities which are pedestrian-oriented with larger, modern, energy efficient units.

III. Our Strategic Development Framework

Mission: The mission of the Housing Authority of New Orleans is to provide affordable housing opportunities for low-income residents of the city of New Orleans, while laying the foundation for economic sustainability.

Vision: Moving forward, HANO will build upon its successes to cohesively integrate with the city's housing programs. HANO will continue to serve as the primary affordable housing provider for low-income households in New Orleans, offering opportunities that:

- Maximize our assets and resources to increase the supply of affordable housing opportunities for low and moderate income households;
- Engage our neighbors to consider the needs of the community;
- Revitalize undervalued, blighted neighborhood areas through affordable housing development, including homeownership opportunities;
- Facilitate economic opportunities; and
- Improve the quality of life for residents.

Goal: In the context of its Mission and needs of the community, HANO's primary development goal is to seize upon every possible opportunity and mechanism to increase the supply of quality, affordable housing by leveraging available assets and resources, and maximizing the use of public, private, and non-profit partnerships.

Objectives:

1. Invest in HANO communities and the surrounding neighborhoods to encourage future investment and revitalization.
2. Target identified housing needs through partnerships and collaboration with the City, non-profit, and private market housing providers.
3. Encourage mixed income communities on HANO properties and the surrounding neighborhoods.
4. Integrate HANO residents with the greater community to take advantage of the public resources available to all city residents.
5. Provide resources and develop partnerships to foster resident self-sufficiency.
6. Ensure the Agency remains fiscally and operationally sound.

“HANO will partner with entities that possess demonstrated ability to build affordable housing with creative and effective strategies.”



River Garden Community



Guste II Community



Faubourg Lafitte Community



The Estates Community

IV. Scattered Sites Strategy



Existing Scattered Site - Mazant Royal Property

Guided by its overarching mission, goal, and objectives, HANO is formulating a strategy to utilize its Scattered Site properties as a resource to expand affordable housing opportunities in New Orleans. Working with residents, community stakeholders, non-profit groups, and other public/private entities, HANO will roll out a Scattered Sites redevelopment initiative that adds to the city's affordable housing stock through a mix of public housing, other affordable and market rate rental and homeownership units. These efforts will generate stable revenue streams to support HANO's future development obligations, continued operations, and overall housing reinvestment. They will also provide employment and contracting opportunities for residents and improve their quality of life through site development.

Deterioration over the years, coupled with the hard-hitting impact of Hurricane Katrina has left the Agency with 85 rehabilitated Scattered Site units currently in operation and 230 vacant properties. The 230 properties range in size from 1,300 to 431,244 square feet and consist of a combination of vacant lots and buildings. As an initial priority in the first quarter of 2015, HANO will begin demolition of all vacant Scattered Site buildings to remove blight and ready the sites for redevelopment. Through its Scattered Sites Strategy, HANO plans to use a neighborhood-based redevelopment approach similar to the mixed-income model implemented at other large-scale HANO communities such as the "Big 4." Given the total Scattered Site acreage, approximately 671 housing units could be potentially developed.

A solicitation was issued in November 2014 to select qualified developers that can partner with HANO to implement a variety of development activities throughout the Scattered Site portfolio. Development opportunities may include: affordable and market rate homeownership units configured as single family homes, duplexes, and/or multi-unit condominiums; mixed-income rental communities with a blend of public housing, project-based voucher, market rate, and low-income housing tax credit (LIHTC) units; as well as other commercial and community uses where appropriate. Specific development projects will be defined through analysis of neighborhood factors, financial feasibility, market conditions, environmental criteria and other relevant information as necessary.

Developer selection began in December 2014 and a pool of 20 qualified developers was approved by the HANO Board of Commissioners at its February 2015 meeting. ***Moving forward, HANO will:***

- Issue Request for Proposals (RFPs) to develop specific properties.
- Require developers to submit a proposal within the time frame specified in the RFP.
- Review proposals in accordance with the evaluation criteria contained in the RFP and select a developer to redevelop a specific property (or combination of properties), provided the proposal is in the best interest of HANO.

V. Situation Analysis: Challenges versus Opportunities

HANO has encountered many challenges in rebuilding its communities but is encouraged by the resiliency of New Orleans residents and the many partners that have championed the recovery. Collectively, there has been remarkable progress in restoring the public housing developments. Now, HANO must focus its priority and attention to its Scattered Site properties – treating them as an asset to address affordable housing needs in the city. In formulating this Scattered Sites Strategy, HANO has analyzed several key variables that will shape, influence, and impact implementation.

The table below provides some of the *challenges* faced and *opportunities* that exist as we attempt to achieve HANO’s goal to provide affordable housing. Further analysis of these challenges is presented later in this document:

Challenges

Opportunities

A. Escalating Need for Affordable Rentals and Replacement Public Housing

Utilize HANO’s Scattered Sites as an Asset for Expanding Affordable Rental Housing

B. Dwindling Opportunities for Affordable Homeownership

Deploy Scattered Site Resources to Increase Homeownership Opportunities

C. Dwindling Financial Resources

Implement Mixed Income Redevelopment to Build Sustainable Revenue Streams for Affordable Housing Reinvestment

D. Need for More Resident/Section 3 Employment, Training and Contracting Participation

Increase Economic Opportunity and Resident Self-Sufficiency through Scattered Sites Initiatives

E. Misinformation, Dysfunctional Communication and Other Elements that Lead to NIMBYism

Partner with Developers and Engage with the Community to Facilitate Neighborhood Revitalization

Rehabilitated Scattered Sites



1800 Mardi Gras Boulevard



1112 N. Rocheblave Street



4235 Tchoupitoulas Street

Analysis - Part A

Challenge: Need for Affordable Rentals and Replacement Public Housing

Opportunity: Utilize HANO's Scattered Sites as an Asset for Expanding Affordable Rental Housing



Existing Scattered Site - 2522 N. Rampart Street



Existing Scattered Site - 2331 Annunciation Street

When Hurricane Katrina struck in August 2005, HANO assisted 14,129 households comprised of 8,981 (64%) voucher families and 5,148 (36%) public housing families. In Katrina's aftermath, a significant number of disaster-related vouchers were allocated to provide housing assistance to displaced public housing residents and other eligible families – creating a sizeable shift in HANO's program utilization. By August of 2014, HANO assisted 19,175 households comprised of 17,355 (91%) Housing Choice Voucher Program (HCVP) families and 1,820 (9%) Public Housing Program families. Thus, between 2005 and 2014, there was an overall increase of 5,046 households, representing a 36% rise in the number of households served by HANO. This also underscores the large shift in program utilization, with voucher families currently comprising over 90% of HANO's total assisted households.

	AUG 2005	AUG 2014	UTILIZATION COMPARISON AUG 2005 VS AUG 2014	PERCENTAGE COMPARISON AUG 2005 VS AUG 2014
Public Housing Program	5,148 (36%)	1,820 (9%)*	-3,328	65% DECREASE
Housing Choice Voucher	8,981 (64%)	17,355 (91%)**	8,378	93% INCREASE
Total Households Assisted	14,129 (100%)	19,175 (100%)	5,046	36% DECREASE

*PH occupied unit counts from the HANO-wide Occupancy Report as of 08/01/2014.

**HCVP utilization from HANO's 08/31/2014 VMS Report

Despite the substantial increase in assisted families in the period following Katrina, HANO recognizes that there is still a tremendous unmet need for affordable rental housing in our city. This shortage of affordable housing is underscored in HANO’s waiting list statistics as of April 2015, which reflect a total of 13,013 families on the HCVP waiting list and another 4,443 families on the public housing waiting list. Although voucher utilization has increased, HANO’s public housing inventory has sustained a large reduction.

Demand for affordable housing is further detailed in HANO’s latest housing needs study which was prepared using the HUD Comprehensive Housing Assessment Survey (CHAS) 2014 data sets derived from the U.S. Census American Community Survey (ACS) tabulations from 2007-2011 and 2009-2011. HANO’s housing needs study, (available in its entirety in **Appendix A**), provides a CHAS aggregate estimate of 134,345 households in Orleans Parish, comprised of 69,485 renter households and 64,860 owner households. These aggregate statistics are followed by more detailed analysis of cost burden and housing problems among various “renter” groups including: elderly households; households where one or more family members has a disability; and households by race/ethnicity. It is important to note that over 46,000 (67%) of all renter households in Orleans Parish are classified as low income (i.e. between 0-80% of Area Median Income). **Other significant study findings pertaining to the city’s low-income renter population are captured below:**

- Of the 46,220 low-income renter households in Orleans Parish, 34,415 (or 74%) were impacted by moderate to severe housing cost burden and 35,390 (or 77%) were experiencing housing problems.
- Of the 7,590 low-income elderly renter households with at least one member 62 years and older, 5,545 (or 73%) were experiencing housing problems.
- With respect to low-income disabled renter households, there were:
 - 4,170 households experiencing housing problems where at least one household member had a hearing or vision impairment;
 - 6,530 households experiencing housing problems where at least one household member had an ambulatory limitation;
 - 5,055 households experiencing housing problems where at least one household member had a cognitive limitation; and

- 4,525 households experiencing housing problems where at least one household member had a self-care or independent living limitation.

These housing needs are evidenced in other studies conducted by local and state organizations. Together they point to a critical demand for more affordable housing in New Orleans. Key findings are attached in **Appendices B and C**.



Existing Scattered Site - 410 Pleasant Street



Existing Scattered Site - 1229 Constance Street

Analysis - Part B

Challenge: Dwindling Opportunities for Affordable Homeownership

Opportunity: Deploy Scattered Site Resources to Increase Homeownership Opportunities

HANO's Homeownership Program was created to assist Public Housing and Housing Choice Voucher Program (HCVP) residents to become first-time homebuyers. The program has expanded in recent years to assist with the planning and marketing of homeownership units developed in conjunction with HANO's redevelopment initiatives. The Homeownership Program provides technical and financial assistance directly and through referrals to transition HANO's public housing and HCVP tenants to homeowners. Other elements of the program include: homebuyer preparation; homebuyer assistance; marketing and sales.

Public housing and HCVP residents earning 80% of the Area Median Income (AMI) or less are eligible for program participation. Other program and lender requirements determine additional eligibility criteria. The process begins with intake and an initial assessment to determine a client's mortgage-readiness. Potential homeownership applicants are referred to approved non-profit organizations for assistance (e.g., homebuyer and financial literacy classes, and credit counseling).

Since the Homeownership Program's inception in 1999, HANO has helped to facilitate 340 closings for first-time homebuyers. This number includes 31 public housing and 225 HCVP residents. The remaining 84 homebuyers were residents of Christopher Park, Press Park, Lafitte, and the St. Thomas, C.J. Peete, and Fischer Hope VI sites.

HCVP	PHA	OTHER	TOTAL
236	31	86	353



HANO Homeowner James Anderson



HANO Homeowner Rochelle Trotter



HANO Homeowner Joseph Moran

While HANO is very proud of the progress made thus far, we recognize there are still many challenges faced by our residents. There is an extremely limited supply of decent homes for sale that are affordably priced for our clients. Also, with skyrocketing insurance rates and other escalating property expenses, many residents are faced with high mortgage premiums. The City of New Orleans recently ended their \$52 million Soft-Second Program and this lack of additional funding will prove difficult for many of HANO's clients. In June 2014, the City reported that 501 of the 640 closings under its Soft Second initiative were for households earning less than 80% of area median income with an average "Soft Second" mortgage of \$51,709 and average home purchase price of \$145,037.

These statistics speak to the need for an increased supply of affordable homeowner units. They also emphasize that "gap financing" and homebuyer support services are critical to help low-income families purchase decent homes in safe neighborhoods. HANO will collaborate closely with policymaking bodies and partners in all sectors to confront these challenges while assisting families "tread the waters" to homeownership. We will also use our Scattered Site inventory as an important resource to create more affordable homeownership opportunities for New Orleans families.

Building on the successes to date, selected Scattered Site properties will be developed as homeowner units targeted to low-income families. We anticipate that this homebuyer initiative will act as a catalyst – spurring mixed-income development and facilitating stabilization in neighborhoods where HANO's Scattered Sites are located. To the extent possible, our development approach will also support and augment the Mayor's Place-Based Development Strategy. Most important, through the development of homeownership units on Scattered Site properties owned by HANO, the sales prices can be controlled to facilitate opportunities for potential low to moderate-income households.

"We will also use our Scattered Site inventory as an important resource to create more affordable homeownership opportunities for New Orleans families."



Existing Scattered Site - 930 7th Street



Existing Scattered Site - 1421 Constance Street



Existing Scattered Site - Mazant Royal Property

Analysis - Part C

Challenge: Dwindling Financial Resources

Opportunity: Implement Mixed Income Redevelopment to Build Sustainable Revenue Streams for Affordable Housing Reinvestment

HANO's ongoing redevelopment program represents a cumulative investment of roughly \$1 billion in New Orleans communities. Between 2005 and 2014, 3,347 new housing units were constructed at eight HANO sites: Columbia Parc (formerly St. Bernard); Faubourg Lafitte (formerly Lafitte); The Estates (formerly Desire); Fischer Homes; Guste Homes; River Garden (formerly St. Thomas); Harmony Oaks (formerly C.J. Peete); and Marrero Commons (formerly B.W. Cooper). As noted above, these communities are individually comprised of a mix of unit types including: public housing, project based voucher units, low-income housing tax credit units, market rate units, homeowner units, and other affordable rentals. An additional 779 housing units are in the development pipeline and slated for completion in 2015. These projects encompass redevelopment at Iberville through the Choice Neighborhoods Initiative (CNI); as well as new construction phases at Faubourg Lafitte; Florida; and Guste.

HANO's redevelopment funding emanates from a variety of sources including HUD's Capital Fund Program (CFP) grants; low-income housing tax credit equity, City of New Orleans bonds and Community Development Block Grant (CDBG) funds, FEMA funds, conventional loans, and other private financing. Although much has been accomplished with this mix of financing tools, recovery and redevelopment resources are steadily declining and the majority of the disaster funding streams flowing through the region has or is approaching "sunset".

In the last 10 years, HANO has leveraged \$375 million of its funds plus another \$80 million in land contributions toward mixed-income communities. Although this represents more than 3,300 housing units, 75% of which are affordable to low-income households, these transactions have been completed



Rehabilitated Development: Columbia Parc Community



Development in Process of Rehabilitation: Florida Community

loans and long-term very low-revenue ground leases. Loan repayments on the majority of projects are subject to the cash flow of the project and typically do not mature until the end of the 55-year compliance period. Only a few projects are currently producing enough income to make payment on their HANO loans. Ground lease terms are typically for 65 to 99 years with a payment of \$1-\$10 per year. Occasionally, HANO has retained a minority portion of the developer fee or received a marginally higher rent payment for the land. HANO now seeks more favorable terms on loans and ground leases, ensuring that regular loan payments be made in order to fund new affordable housing.

As mentioned above, HANO will establish partnerships with entities that can demonstrate their ability to build housing with creative strategies that will assist in meeting the affordable housing needs of the City. Bringing its Scattered Sites portfolio to the table, HANO will explore and implement a range of activities tailored to the unique characteristics of each property. The Agency will also work to expand leveraging opportunities and establish profit-sharing arrangements that yield ongoing resources to reinvest in affordable housing.

Redevelopment principles for HANO's Scattered Sites include:

- Affordable housing redevelopment that protects neighborhoods from disinvestment and blight;
- Housing redevelopment that fills unmet housing needs and prioritizes low-income individuals and families;
- Market rate housing development that improves neighborhood income mix and stability;
- Public and community uses that benefit neighborhoods; and
- Commercial development that is beneficial to the affected community
- Coordination with other investment strategies and redevelopment plans geared toward improving neighborhood quality of life, including public transportation, employment, education, health care, recreation, and other initiatives.

“The Agency will also work to expand leveraging opportunities and establish profit-sharing arrangements that yield ongoing resources to reinvest in affordable housing.”

The need for new revenue streams is evidenced by the steady decline in recovery resources. The table below demonstrates a combined reduction of nearly 38% in HANO's Low-Income Public Housing (LIPH) and Capital Fund Program (CFP) funding allocations from HUD between 2011 and 2015. Our CFP grant funding, which is critically needed for rebuilding of affordable housing, decreased by over 31% – declining from \$19.9 million in 2011 to 13.6 million in 2015. During that same time period LIPH operating subsidy decreased by nearly 44%. On the national front, HUD's LIPH subsidy proration levels moved down from 100% in 2011 to an estimated 84% to 85% in 2015.

HANO continues to re-align its financial and organizational systems to address these challenges. Various staffing and organizational changes are already reflected in the FY 2015 budget and other changes will be implemented as private management agreements go into effect at selected sites. The goal is to ensure efficient management and service delivery within the context of HANO's “evolving and changing” operating environment.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015 EST.	% Change 2011-2015	Totals
LIPH Operating Subsidy - Subtotals	19,038,971	15,053,405	10,047,619	11,083,827	10,687,143	-43.87%	65,910,965
(LIPH Proration Level)	100.00%	94.97%	81.86%	88.79%	83.92% AVG.*	-16.08%	
CFP Grants Funding - Subtotals	19,906,352	19,302,788	15,229,579	15,121,375	13,613,758	-31.61%	83,173,852
FY Totals	38,945,323	34,356,193	25,277,198	26,205,202	24,300,901	-37.60%	149,084,817

*Represents average LIPH proration level for the period January - June 2015

Analysis - Part D

Challenge: Need for More Resident/ Section 3 Employment, Training and Contracting Opportunities

Opportunity: Increase Economic Opportunity and Resident Self-Sufficiency through HANO's Scattered Sites Initiative

HANO is committed to ensuring that Disadvantaged Business Enterprises (DBEs), Women Business Enterprises (WBEs), and Section 3 Businesses are provided with maximum opportunity to participate in the performance of contracts. The Agency strongly encourages firms to participate directly in contracting opportunities and has incorporated language in its Employment, Training and Contracting Policy requiring all contractors and any tier subcontractors that are awarded contracts in excess of \$100,000 to ensure participation from DBEs, WBEs and Section 3 Businesses and provide training and employment opportunities for Section 3 residents.

Under these policy provisions, contractors will: offer Section 3 employment, training and employment skill building programs for eligible Section 3 residents; and provide Section 3, DBE, and WBE Business Concerns with maximum opportunity to participate in the performance of contracts awarded by HANO. The summary of requirements is outlined below:



Section 3 workers at the former B.W. Cooper site

	Section 3 Hiring	Section 3 Training & Internship	DBE Contracting	WBE Contracting	Section 3 Contracting
Requirements	30% of new hires	Paid Training and Internships as listed in Chart on Page 17 of HANO's policy	20% of the value of the contract	5% of the value of the contract	10% of the value of construction contracts ; 3% of the value of non-construction contracts



“HANO is committed to ensuring that Disadvantaged Business Enterprises (DBEs), Women Business Enterprises (WBEs), and Section 3 Businesses are provided with maximum opportunity to participate in the performance of contracts.”



Section 3 workers at the former B.W. Cooper site

As represented by the following cumulative statistics for the period ending December 2014, HANO has met or exceeded its DBE, MBE goals but fell short by 6% with respect to Section 3. It should be noted, however, that since the March 2012 revision of HANO’s Employment, Training and Contracting Policy, there has been an increase in Section 3 subcontractors.

Phase	No. New Hires	No. Section 3 Hires	Section 3 %	Total Contract Amount	DBE Contract Amount	20% DBE Goal	WBE Contract Amount	5% WBE Goal	Section 3 Contract Amount	1% Section 3 Goal	Contractor Open Positions
TOTAL	1,846	838	45.4%	\$550,347,558	\$115,119,556	20.9%	\$56,046,492	10.2%	\$22,453,731	4%	0

Through implementation of the Scattered Sites Strategy, HANO will continue its focus on resident training and employment opportunities and ensure that there is appropriate monitoring of HANO’s ongoing development projects and contracts.

Analysis - Part E

Challenge: Misinformation, Dysfunctional Communication and Other Elements that Lead to NIMBYism

Opportunity: Partner with Developers and Engage with the Community to Facilitate Neighborhood Revitalization

Merriam-Webster's online dictionary defines NIMBYism (an acronym for *Not in My Backyard*) as "opposition to the locating of something undesirable in one's neighborhood". NIMBY-related concerns may be driven by a variety of perceptions, fears, and assumptions about the impact of a proposed project. In some cases, a residential group will support a project because it fulfills an important community need as long as it is built somewhere other than their own neighborhood.

These kinds of issues are often encountered in the affordable housing arena where misinformation, dysfunctional communication, and other dynamics lead to NIMBYism. There may be apprehension about the composition and design of the units to be built, questions about how the development will be operated and managed, or concerns about the possibility of declining property values resulting from the proposed development. NIMBYism may also be rooted in fears about neighborhood blight, escalating crime, concentrated poverty and high unemployment among residents of affordable housing.

In order to adequately educate stakeholders and mitigate potential NIMBYism, HANO will continue to engage its residents and the community-at-large in developing plans, shaping housing policies, and defining its redevelopment initiatives. Planning venues include neighborhood meetings, Resident Advisory Board meetings, public hearings, as well as design associated with the various revitalization projects.

Grounded in stakeholder consultation, HANO's plans and strategic decisions will be driven by documented need and sound housing policy. Through active community outreach,



HANO Executive Director Gregg Fortner speaks with landlords during Stakeholders Workshop Series

HANO will articulate its redevelopment objectives along with the Agency's design criteria and property management standards. We will also outline the intended benefits to the community while providing factual information to dispel misconceptions about HANO's housing programs and clients. A Supplemental Report with *Responses to Commonly Held Misconceptions about HANO* is appended to this document.

As individual redevelopment projects rollout, HANO looks forward to an exchange of ideas and concerns with residents at the neighborhood level. We anticipate receiving thoughtful insight from stakeholders and will utilize that information to implement an effective Scattered Sites Strategy. Open dialogue with residents and community organizations will help to ensure that HANO's goals are coordinated with the goals of the targeted project areas.

On a broader level, HANO will continue working with residents, government officials, advocacy groups, non-profit organizations, and developer partners to address the city's current and future housing needs. This ongoing community engagement process will aid us in creating plans and initiatives that are responsive to the affordable housing priorities of New Orleans.

VI. Implementation/ Next Steps

As noted earlier, developer selection began in December 2014 and a pool of 20 qualified developers was approved by the HANO Board of Commissioners at its February 2015 meeting. Now that the pool of developers has been established, HANO will begin defining specific projects, issuing RFPs for developers, and laying out the community engagement process. Also as an initial priority in the first quarter of 2015, HANO will begin demolition of all vacant Scattered Site buildings to remove blight and ready the properties for redevelopment.

A list of HANO's 230 vacant Scattered Sites by street address, lot size, and land area is provided in **Appendix D** along with maps of HANO's large communities and scattered site properties. Through its Scattered Sites Strategy, HANO plans to use a neighborhood-based redevelopment approach similar to the mixed-income model implemented at other large-scale HANO communities such as the "Big 4." Given the total Scattered Site acreage, approximately 671 housing units could be potentially developed as depicted in **Appendix D**.

VII. Appendices

Appendix A: *HANO's Housing Needs Study of Families in the Orleans Parish Service Jurisdiction (FYB 10/1/2014)*

Appendix B: *Major Points/Excerpts from Various Reports on Housing Demand in New Orleans*

Appendix C: *Statistical Findings from the Louisiana Housing Corporation's June 2014 Housing Needs Assessment*

Appendix D: *HANO's Vacant Scattered Sites Listing and Related Maps*

VIII. Supplemental Report: *Responses to Commonly Held Misconceptions about HANO*

VII. Appendices

Appendix A

HANO's Housing Needs Study of Families in the
Orleans Parish Service Jurisdiction

(FYB 10/1/2014)

Statement of Housing Needs of Families Residing in the Jurisdiction Served by HANO

This PHA Plan component provides information on the housing needs of families residing in the City of New Orleans (i.e., Orleans Parish) which is the jurisdiction served by HANO. The analysis is based on the HUD 2014 Comprehensive Housing Affordability Strategy (CHAS) datasets which are derived from the U.S. Census American Community Survey (ACS) tabulations from 2007-2011 and 2009-2011. The chart below provides CHAS aggregate estimates of all households in Orleans Parish, classified by renters and owners. These estimates are then followed by more detailed tables with statistics on cost burden and housing problems among various “renter” groups including: elderly households; households where one or more family members has a disability; and households by race/ethnicity. Throughout the analysis, households are categorized by income range, with emphasis on HANO’s client population which is comprised of low-income renter households at 0-80% of area median income (AMI).

AGGREGATE DATA		RENTER AND OWNER HOUSEHOLDS (ORLEANS PARISH)				
		Renters	% of All Renters	Owners	% of All Owners	Total
Income Distribution Overview						
Extremely Low Income (<30% AMI)		21,360	31%	6,315	10%	27,675
Very Low Income (30% AMI - 50% AMI)		12,135	18%	6,370	10%	18,505
Low Income (50% AMI - 80% AMI)		12,720	18%	9,410	15%	22,130
Low Income (0 - 80% AMI)	Subtotal	46,215	67%	22,095	35%	68,310
MODERATE INCOME (>80% AMI - 100% AMI)	Subtotal	4,980	7%	5,250	8%	10,230
HIGH INCOME (>100% AMI)	Subtotal	18,290	26%	37,515	57%	55,805
Total		69,485*	100%	64,860	100%	134,345

Source: HUD CHAS 2014 (using ACS 2007-2011 data)

*With respect to the estimated count of renters (69,485), there is a margin of error ranging from -5 to +5 households as reflected statistically in Tables 2, 3, and 5 below.

The following renter-specific tabulations were prepared in conjunction with this statement of housing needs:

- Table 1: Cost Burden by Income Range among Renter Households
- Table 2: Housing Problems by Income Range among Renter Households
- Table 3: Housing Problems among Elderly/Other Renter Households
- Table 4: Housing Problems among Disabled Renter Households
- Table 5: Housing Problems among Renter Households by Race/Ethnicity

Table 1: Cost Burden by Income Range among Renter Households (Orleans Parish)

INCOME RANGE	No Cost Burden	Cost Burden Not Available*	Moderate Cost Burden**	Severe Cost Burden**	All Cost Burden (Moderate + Severe)	Percentage of Cost Burdened Renter Households by Income Range	Total Renter Households
Extremely Low Income (<30% AMI)	2,705	3,515	1,585	13,555	15,140	71%	21,360
Very Low Income (30% AMI - 50% AMI)	1,490	0	3,225	7,420	10,645	88%	12,135
Low Income (50% AMI - 80% AMI)	4,095	0	6,410	2,220	8,630	68%	12,725
Low Income (0 - 80% AMI) Subtotal	8,290	3,515	11,220	23,195	34,415	74%	46,220
MODERATE INCOME (>80% AMI - 100% AMI) Subtotal	3,175	0	1,570	235	1,805	36%	4,980
HIGH INCOME (>100% AMI) Subtotal	16,470	0	1,700	115	1,815	10%	18,285
Total	27,935	3,515	14,490	23,545	38,035	55%	69,485

Source: HUD CHAS 2014 (using ACS 2007-2011 data)

* This category includes renter occupied households (0-30% AMI) where cost burden was not computed.

**Moderate cost burden is "rent compromising more than 30 percent of income." Severe cost burden is "rent comprising more than 50 percent of income."

Table 2: Housing Problems by Income Range among Renter Households (Orleans Parish)

Income Ranges	With Housing Problem(s)*	Without Housing Problems	Cost Burden Not Available**	Total Renter Households
Extremely Low Income (<30% AMI)	15,500	2,560	3,295	21,355
Very Low Income (30% AMI - 50% AMI)	10,745	1,390	0	12,135
Low Income (50% AMI - 80% AMI)	9,145	3,575	0	12,720
Low Income (0 - 80% AMI) % by Category	35,390 77%	7,525 16%	3,295 7%	46,210 100%
MODERATE INCOME (>80% AMI - 100% AMI)	1,980	3,000	0	4,980
HIGH INCOME (>100% AMI)	2,540	15,750	0	18,290
Total	39,910	26,275	3,295	69,480

Source: HUD CHAS 2014 (using ACS 2007-2011 data)

*A household is said to have a housing problem if it has 1 or more of the 4 problems identified in the CHAS data: 1) housing units lacks complete kitchen facilities; 2) housing units lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened.

**This category includes renter occupied households (0-30% AMI) where cost burden was not computed and where a household has none of the other housing problems.

Table 3: Housing Problems among Elderly Renter Households (Orleans Parish)

Income Range	Elderly Renter Households				Non-Elderly Renter Households				Total				
	Renter Occupied Units where at least one Household Member is age 62-74		Renter Occupied Units where at least one Household Member is age 75+		Renter Occupied Units where NO Household Member is age 62+		Renter Occupied Units where NO Household Member is age 62+						
	All	With Housing Problem(s)*	Without Housing Problems	Cost Burden Not Available **	All	With Housing Problem(s)*	Without Housing Problems	Cost Burden Not Available **					
0-30% AMI	2,375	1,835	450	90	1,235	850	335	50	17,750	12,820	1,775	3,155	12,130
30%-50% AMI	1,465	1,170	295	0	690	460	230	0	9,975	9,110	865	0	21,360
50%-80% AMI	1,230	825	405	0	595	405	190	0	10,900	7,920	2,980	0	12,725
LOW INCOME (0-80% AMI)	5,070	3,830	1,150	90	2,520	1,715	755	50	38,625	29,850	5,620	3,155	46,215
		76%	23%	2%		68%	30%	2%		77%	15%	8%	
MODERATE/HIGH INCOME (>80% AMI)	1,970	325	1,645	0	850	285	565	0	20,455	3,915	16,540	0	23,275
TOTAL	7,040	4,155	2,795	90	3,370	2,000	1,320	50	59,080	33,765	22,160	3,155	69,490

Source: HUD CHAS 2014 (using ACS 2007-2011 data)

* A household is said to have a housing problem if it has 1 or more of the 4 problems identified in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is a cost burdened.

**This category includes renter occupied households (0-30% AMI) where cost burden was not computed and where a household has none of the other housing problems.

Table 4: Housing Problems among Disabled Renter Households (Orleans Parish)

Income Range	Elderly Renter Households				Non-Elderly Renter Households				Total							
	Renter Occupied Units where at least one Household Member has a Hearing or Vision Impairment				Renter Occupied Units where at least one Household Member has an Ambulatory Limitation				Renter Occupied Units where NO Household Member has a Cognitive Limitation				Renter Occupied Units where at least one Household Member has a Self-Care or Independent Living Limitation			
	All	With Housing Problem(s)*	Without Housing Problem(s)	Cost Burden Not Available**	All	With Housing Problem(s)*	Without Housing Problem(s)	Cost Burden Not Available**	All	With Housing Problem(s)*	Without Housing Problem(s)	Cost Burden Not Available**	All	With Housing Problem(s)*	Without Housing Problem(s)	Cost Burden Not Available**
0-30% AMI	2,860	2,120	655	85	4,655	3,505	995	155	3,715	2,580	835	300	3,430	2,585	635	210
30%-50% AMI	1,575	1,310	265	0	2,255	1,795	460	0	1,695	1,475	220	0	1,510	1,230	280	0
50%-80% AMI	1,090	740	350	0	1,650	1,230	420	0	1,350	1,000	350	0	930	710	220	0
LOW INCOME (0-80% AMI) % by Category	5,525	4,170	1,270	85	8,560	6,530	1,875	155	6,760	5,055	1,405	300	5,870	4,525	1,135	210
		75%	23%	2%	76%	76%	22%	2%		75%	21%	4%		77%	19%	4%
MODERATE/HIGH INCOME (>80% AMI)	1,300	360	940	0	2,020	480	1,540	0	1,350	1,000	350	0	1,275	440	835	0
TOTAL	6,825	4,530	2,210	85	10,580	7,010	3,415	155	8,110	6,055	1,755	300	7,145	4,965	1,970	210

Source: HUD CHAS 2014 (using ACS 2007-2011 data)

Please note that an occupied unit may be reflected more than once in the statistical counts if a household member(s) has a disability in more than one of the following categories: hearing or vision impairment; ambulatory limitation; cognitive limitation; and/or self-care or independent living limitation

*A household is said to have a housing problem if it has 1 or more of the 4 problems identified in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened.

**This category includes renter occupied households (0-30% AMI) where cost burden was not computed and where a household has none of the other housing problems.

Table 5: Housing Problems among All Race/Ethnicity Renter Households (Orleans Parish)

Income Range	White Renter Occupied Units			Black Renter Occupied Units			Asian Renter Occupied Units			Hispanic (any race) Renter Occupied Units			Other Renter Occupied Units (Includes American Indians, Pacific Islanders, & Multi-Racial Households)			Total Renter Occupied Units All Races/Ethnicity	
	All	With Housing Problem(s)*	Without Housing Problems	All	With Housing Problem(s)*	Without Housing Problems	All	With Housing Problem(s)*	Without Housing Problems	All	With Housing Problem(s)*	Without Housing Problems	All	With Housing Problems	Without Housing Problems		Cost Burden Not Available **
0-30% AMI	3,960	2,820	345	15,580	11,425	2,055	485	295	0	190	925	740	60	225	105	85	21,365
30%-50% AMI	2,115	1,900	215	9,105	8,015	1,090	275	275	0	0	445	380	65	170	20	0	12,130
50%-80% AMI	3,485	2,700	785	7,905	5,590	2,315	190	40	150	0	915	670	245	150	80	0	12,725
LOW INCOME (0-30% AMI) % by Category	9,560	7,420	1,345	32,590	25,030	5,460	950	610	150	190	2,285	1,790	370	835	205	85	46,220
		78%	14%	77%	77%	17%	6%	64%	16%	20%	78%	78%	16%	65%	25%	10%	
MODERATE/HIGH INCOME (30-80% AMI)	11,630	2,435	9,195	8,935	1,485	7,450	539	49	490	0	1,615	370	1,245	180	365	0	23,264
TOTAL	21,190	9,855	10,540	41,525	26,515	12,910	1,489	659	640	190	3,900	2,160	1,615	1,380	725	85	69,484

Source: HUD CHAS 2014 (using ACS 2007-2011 data)

* A household is said to have a housing problem if it has 1 or more of the 4 problems identified in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is a cost burdened.

**This category includes renter occupied households (0-30% AMI) where cost burden was not computed and where a household has none of the other housing problems.

Appendix B

Major Points/Excerpts from Various Reports on Housing Demand in New Orleans

Major Points/Excerpts from Various Reports on Housing Demand in New Orleans

The Data Center released a report entitled *Who Lives in New Orleans and the Metro Parishes Now? – October 16, 2014*

- Individuals living below the poverty level indicate the economy is not providing all residents with the ability to meet their most basic needs, including food, housing, and transportation. The **poverty rate in New Orleans** declined from 28 percent in 1999 to 21 percent in 2007, but then rose to **27 percent in 2013**, such that it is now statistically unchanged since 1999. Meanwhile, the U.S. poverty rate grew from 12 to 16 percent between 1999 and 2013. In Jefferson Parish, the poverty rate increased from 14 to 19 percent between 1999 and 2013, such that it is now higher than the U.S. average.

The University of New Orleans Real Estate Market Analysis: *New Orleans and Northshore Regions, 2014 – April 2014*

- When just the rent assisted units are considered within the mixed income properties, average occupancy approaches saturation levels. In the market as a whole, rent-assisted unit average occupancy rose to 97.9% at year end 2013 with occupancy among units located in the Warehouse District surging ahead to 98.2%.

The Greater New Orleans Fair Housing Center (GNOFHC) recently released a white paper entitled, *“For Rent: Unsafe, Overpriced Home for the Holidays” – December 3, 2014*

- With few standards enforced, landlords have let thousands of rental buildings across the City fall into disrepair. Those landlords that do try to be good neighbors may face unfair competition from unregulated, negligent landlords who don't play by the rules. Estimates from the last American Housing Survey in 2011 show that as many as **49,000-roughly 78% of rental units** - in New Orleans needed major repairs at some point in the previous year. These repairs included the following:
 - **2,350** units lacked a **working bathroom** at some point in the three previous months.
 - **1,200** units lacked complete **kitchen facilities**.
 - **1,900** units lacked complete **plumbing facilities**.
 - **6,850** units experienced **water leakage from the inside** of the structure.
 - **5,300** units experienced **water leakage from the outside** of the structure.
 - **1,770** units had **mold** in the previous year.
 - **5,450** units did not have a working **smoke detector**.
 - **7,150** units had signs of **rodents** in the previous year.
- **Also, according to GNOFHC the most noteworthy trend over the last several years in the New Orleans rental housing market is that renting has become significantly more expensive.** While quality has not gone up, housing costs for renters have. According to HUD, a household is cost-burdened if they pay more than 30% of their income in rent and utilities. That's because when housing costs are high, families may have difficulty affording other necessities like food, tuition, transportation, or medical care. In New Orleans, even middle-income families now exceed this threshold. **At the end of 2013, the typical New Orleans household earned \$36,631, but spent 35% of that on rent alone (not including utilities).** Before Hurricane Katrina that percentage was only 19%; in 2000 it was 13%.

Mayor's Challenge to End Veteran Homelessness Press Release – January 7, 2015

- In 2011, the City announced a *Ten-Year Plan to End Homelessness* and created the New Orleans Interagency Council on Homelessness to oversee its implementation. The City has already achieved outstanding results on the local level: veterans' homelessness is down 66% since 2012, and the City is well on its way to ending veterans' homelessness by 2015. The results are significant, particularly in a community where homelessness skyrocketed after Hurricane Katrina. Also in 2013, the City committed HOME funds in collaboration with the New Orleans Redevelopment Authority, Veterans Administration, Housing Authority of New Orleans, and the Downtown Development District to pay for rental assistance and develop permanent supportive housing for persons who are homeless. This initiative has been selected by HUD as **one of four National Best Practices Models for ending homelessness.**

Major Points/Excerpts from Various Reports on Housing Demand in New Orleans

Louisiana Housing Corporation Press Release – November 7, 2014

• Homelessness in Louisiana Has Fallen 63 Percent over the Past Four Years

A new report from HUD shows that homelessness in Louisiana has declined nearly 12 percent since last year and has fallen roughly 63 percent since 2010. There are an estimated 4,606 homeless people in Louisiana this year, compared to 5,226 last year and 12,482 four years ago. Baton Rouge and New Orleans have the largest concentrations of homeless individuals, and New Orleans has seen the largest decline in its homeless population.

UNITY of Greater New Orleans, HOME WORK Newsletter – Spring 2014

- UNITY research shows that, on any given night last year, 2,337 people were literally homeless, sleeping on the street, in a shelter, or in a place unfit for human habitation. But, over the entire year, at least eight times as many people – 16,701 including 1,824 children – received help from the UNITY collaborative and its 60 member agencies because they were homeless or at risk of homelessness.

Appendix C

Statistical Findings from the Louisiana Housing Corporation's
June 2014 Housing Needs Assessment

Housing Needs Assessment for Louisiana Housing Corporation - June 30, 2014

Conducted by LSU Public Administration Institute Project for Community Engagement (Selected Excerpts)

	Rental Affordability GRAPI (35% or greater)	Homeowner Affordability SMOCAPI (35% or greater)	Poverty Rate	Median Household Income	Rental Rate
United States	43.00%	22.80%	14.90%	\$52,762	33.90%
Jefferson	44.20%	20.30%	15.30%	\$48,374	36.10%
Orleans	54.60%	28.10%	27.20%	\$37,325	51.70%
Plaquemines	39.10%	18.10%	11.00%	\$55,301	28.30%
St. Bernard	53.70%	17.00%	18.20%	\$40,450	31.60%
St. Charles	45.80%	17.50%	12.80%	\$60,207	16.70%
St. James	38.50%	13.00%	16.00%	\$52,887	15.70%
St. John the Baptist	46.60%	19.20%	15.80%	\$49,671	22.50%
St. Tammany	44.10%	19.30%	10.80%	\$61,442	20.60%

Rental Affordability is measured by Gross Rent as a Percentage of Income (GRAPI), a computed ratio of monthly gross rent to monthly household income. Gross rent is contract rent plus the estimated average monthly cost of all utilities. Thirty-five percent of income or more spent on gross rent is a commonly used threshold for evaluating unaffordability or rent distress. **Data Source: American Community Survey– 2008-2012**

Homeowner Affordability is measured using Selected Monthly Owner Costs As a Percentage of Income (SMOCAPI), a computed ratio of monthly housing costs to monthly household income. Housing costs are defined as payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Thirty five percent or more of income spent on monthly housing cost is a commonly used threshold for determining unaffordability. **Data Source: American Community Survey– 2008-2012**

Poverty is defined using a set of income thresholds established by the Office of Management and Budget that vary by family size and composition. Families that fall below the income thresholds are deemed to be in poverty. The most recent income thresholds are with \$15,730 or less for a family of two, a family of three earning \$19,790 or less, a family of four earning \$23,850 or less, and so on in increments of \$4,060 up to a family of eight. **Data Source: American Community Survey– 2008-2012**

Median household income is a measurement of income distribution: one-half of all households earn more than this amount and one-half earn less. Household income reflects the role of the household as a fundamental economic unit within a community and provides some insight into the purchasing power for an area. **Data Source: American Community Survey– 2007-2011**

State areas with **higher concentrations of rentals**. The state rental rate is 32.1%. We have used 50% as the benchmark for designating high rental concentration. This determination is based upon the distribution of the tract rates and not the population. It is expected that most of those areas will be in metropolitan areas. **Data Source: American Community Survey– 2007-2011**

Appendix D

HANO's Vacant Scattered Sites Listing

HANO VACANT SCATTERED SITES

Address	Lot Size	Land Area
1808 Bayou Rd	33 x 115	3,846
1834 Ursulines	21x76 / 18x106	3,504
1406-08 Congress	30 x 107ea	6,420
1414 Congress	30 x 107	3,210
1416 Congress	30 x 107	3,210
3421 Hamburg (a.k.a 3419-21)	30/60 x 180	5,100
3425 Hamburg	30 x 110	3,300
2234 Lizardi	31 x 106	3,286
1757 Duels	33 x 149	4,917
2120 Hope	32 x 128	4,096
2122 Hope	32 x 128	4,096
2205 St. Bernard (a.k.a 2205-09)	83/110 x 84/86	5,887
2704 A.P. Tureaud	30 x 110	3,300
3819 Havana Pl	30 x 83	2,490
1913 Wilton	60 x 125	7,500
4925 Baccich	50 x 120	6,000
4700 Flake (a.k.a 4760)	50 x 95ea	4,750
5901 Dorothea	66 x 120	7,920
6955 Downman Rd	63 x 120	7,560
5842 E Deer Park	44 x 113	4,915
5854 E Deer Park	40 x 113	4,520
5862 E Deer Park	44 x 113	4,915
5904 E Deer Park	53 x 113	5,989
5912 E Deer Park	44 x 113	4,915
5920 E Deer Park	44 x 113	4,915
5928 E Deer Park	44 x 113	4,915
5048 Read (a.k.a Parcel # 56641 Read Rd)	52/66 x 100	5,900
#40 Tara Ln (a.k.a 6758 Tara Ln)	54 x 140	7,560
10820 Yardley	68/62 x 89/102	5,549
Parcel 40492 Danube (a.k.a 7917 Danube)	50 x 120	6,000
Parcel 40493 Danube (a.k.a 7909 Danube)	30 x 120ea	7,200
1016-18-20 Tennessee	39 x 120	4,680
1022-24-26 Tennessee	39 x 120	4,680
1028-30-32 Tennessee	39 x 120	4,680
1034-36-38 Tennessee	39 x 120	4,680
1111-13-15-17 Reynes	59 x 120	7,140
1227-29-31 Alabo	30 x 146	4,380

HANO VACANT SCATTERED SITES

Address	Lot Size	Land Area
1233-35-37 Alabo	30 x 146	4,380
1239-45 Alabo	55x110/103	6,050
1300-02 Tupelo	45 x 169	7,605
1301-03 Gordon	30 x 111	3,330
1308-10 Tupelo	45 x 169	7,605
1318-20 Gordon	30 x 126	3,780
1319 Montegut	31 x 138ea	12,834
1329-31 Charbonnet	31 x 120	3,700
1334-36 Charbonnet	31 x 108	3,348
1340 Gordon	30 x 126	3,780
1342-44 Alabo	31 x 120	3,720
1410-12 Caffin	30 x 131	3,930
1415-17 Tupelo	61 x 111	6,771
1416 Lamanche	28 x 140	3,920
1423-23 1/2 Benton	15 x 120	1,800
1425-27 Benton	15 x 120	1,800
1424 Gordon	30 x 120	3,600
1436-38 Caffin	30 x 131	3,930
1440-42 Caffin	30 x 131	3,930
1501-03 Benton	30 x 120	3,600
1505-07 Benton	30 x 120	3,600
1509-11 Benton	30 x 120	3,600
1511-17 Eganias	112 x 120	13,440
1513-15 Benton	30 x 120	3,600
1504-06 Alabo	31 x 120	3,720
1514-16 Gordon	30 x 120ea	7,200
1530 Gordon	30 x 120ea	7,200
1531-33 Gordon	30 x 120ea	7,200
1615 Port	26 x 131ea	6,812
1740-42-44-46 Poland	45x93x96x106	7,015
1751-53 Tupelo	47 x 126	6,016
1800-02 Gordon	34 x 126	4,284
1804-06 Gordon	30 x 126	3,780
1808-10 Gordon	30 x 126	3,780
1814 Bayou Rd	33 x 112	3,696
1818 Bayou Rd	28 x 122	3,416
1830-32-34-36 Poland	211/187 x 103	9630+/-

HANO VACANT SCATTERED SITES

Address	Lot Size	Land Area
1915-17 Feliciana	31 x 117	3,627
1916-18 N Roman	32 x 160	5,120
1927-29 Mandeville	32 x 105	3,360
2023 N Robertson	54 x 94/96	5,130
2115-17 St. Ann	31 x 127	3,937
2123-25-27 Painters	43 x 105	4,515
2129-31-33 Painters	43 x 105	4,515
2405 Charbonnet	31 x 122	3,782
2427 Ursulines	32 x 98	3,136
2522 N Rampart	91 x 128	11,648
2600-02 Dubreuil	48 x 104	4,992
2601-03 Delery	48 x 104	4,992
2608-10 Dubreuil	48 x 104	4,992
2609-11 Delery	48 x 104	4,992
2614-16 Dubreuil	48 x 104	4,992
2615-17 Delery	48 x 104	4,992
2620-22 Dubreuil	48 x 104	4,992
2621-23 Delery	48 x 104	4,992
2626-28 Dubreuil	48 x 104	4,992
2627-29 Delery	48 x 104	4,992
2634-36 Dubreuil	48 x 104	4,992
2635-37 Delery	48 x 104	4,992
2640-42 Dubreuil	48 x 104	4,992
2641-43 Delery	48 x 104	4,992
2818 Burgundy	30 x 110	3,300
2819 Dauphine	60 x 209	12,540
3013-15 Mandeville	53 X 160	8,480
3749-55 Apache	60/87 x 112/48	4,800
4200 Royal	26 x 115ea	5,980
4811 Marais	37 x 163	6,031
4815 Marais	37 x 163	6,031
4827 N Rampart	75 x 123	9,225
5400 N Villere (a.k.a 5404 N. Villere)	30 x 120	3,600
5520-22-24-26 Urquhart (a.k.a. 1238-40-42 Caffin Av)	31 x 132ea	8,184
6112-14 N Robertson	30 x 169	5,070
6116-18 N Robertson	30 x 169	5,070
6301-03 N Robertson	55 x 107	5,885

HANO VACANT SCATTERED SITES

Address	Lot Size	Land Area
6309-11 N Robertson	50 x 107	5,350
6317-19 N Robertson	58/58 x 107/107	12,412
6318-20 N Villere	30 x 169	5,070
6420-22 Florida	48 x 104	4,992
6421-23 Law	48 x 169	8,112
6601-03-05-07 Old Gentilly Rd		
6609-11-13-15 Old Gentilly Rd		33,666
6617-19-21-23 Old Gentilly Rd		
6641-43-45-47 Old Gentilly Rd		
6649-51-53-55 Old Gentilly Rd		
6630-32-34-36 Chef Menteur		
6638-40-42-44 Chef Menteur		
6646-48-50-52 Chef Menteur		
6654-56-58-60 Chef Menteur		33,667
6662-64-66-68 Chef Menteur		
6670-72-74-76 Chef Menteur		
6678-80-82-84 Chef Menteur		
6686-88-90-92 Chef Menteur		
710 Clouet	63 x 217	13,671
7607 Chef Menteur-Pecan Grove Comm. Ctr	234/686 x 233/669	158,196
600 France	51 x 119	6,076
608 France	51 x 119	6,076
616 France (aka 4100 Royal)	149 x 161	23,989
620 France (aka 4100 Royal)	149 x 161	23,989
644 France	53 x 123	6,519
601 Mazant	53 x 126	6,678
611 Mazant	53 x 126	6,678
621 Mazant	53 x 96	5,088
631 Mazant	53 x 96	5,088
641 Mazant	53 x 96	5,088
651 Mazant	53 x 123	6,519
1000 Melpomene	32 x 160	5,120
1008 Melpomene	32 x 160	5,120
1016 Melpomene	30/37 x 127/122	4,162
1120 Thalia	28/28 x 127/128	7,294
1231 Constance (a.k.a. 1229)	31/63 x 127/127	12,042
1324-26 Eagle	30 x 120	3,600

HANO VACANT SCATTERED SITES

Address	Lot Size	Land Area
1400 Gen. Ogden	50 x 120	6,022
1408 Gen. Ogden	50 x 120	6,022
1415-17 Gen. Ogden (a.k.a. 1417-19)	30 x 120	3,600
1416 Gen. Ogden (a.k.a. 1414)	50 x 120	6,022
1421-23-25 Constance (a.k.a. 1423)	31 x 127	3,937
1424 Gen. Ogden (a.k.a. 1416)	50 x 120	6,022
1432 Gen. Ogden (a.k.a. 1424)	50 x 120	6,022
1433-39 Gen. Ogden (a.k.a. 1439 Gen Ogden & 8826 Jeannette)	66 x 90	5,940
1440 Gen. Ogden	50 x 120	6,022
1715 Cambronne (a.k.a. 1711)	50 x 120	6,022
1723 Cambronne (a.k.a. 1711)	53 x 120	6,360
1727 Cambronne (a.k.a. 1711)	52 x 120	6,240
1735 Cambronne (a.k.a. 1711)	55 x 120	6,600
1738-40 Gen. Ogden	30 X 120	3,600
1915 Leonidas (a.k.a. 1909)	40 x 150	6,000
1925 Monroe	40 x 150	6,000
220-22 Eleonore (a.k.a. ELEONORE)	40 x 120	4,800
2118-20-22 Danneel	30 x 126	3,780
2256 Baronne	60/69x147-27/30x147	13,524
2331-33 Annunciation (a.k.a. 2335)	34 x 159	5,406
2400 St. Thomas (a.k.a. 540 First St)	34 x 120	4,080
2411 St. Thomas	28 x 115	3,220
2417-19 St. Thomas	28 x 114	3,192
2901-03-05-07 Dryades	88 x 100	8,800
3249 Tchoupitoulas	Various	15,276
3250 St. Thomas	72/75 x 85/89	6,393
400 Dufossat (a.k.a. 5200 Tchoupitoulas)	Various	18,640
410 Pleasant (a.k.a. 3231 Tchoupitoulas)	63/61x91/90 + 63x88	11,155
428 7th (a.k.a. 432 7th)	51 x 125ea	6,375
518 Cadiz	43 x 105	4,515
5312 Constance	90 x 120	10,800
8516 Cohn	25 x 100	2,500
8520 Zimple (a.k.a. 8522)	30 x 150	4,500
8718-20 Willow	30 x 150	4,500
8725-27 Plum	50 x 120	6,000
8729 Plum (a.k.a. 8733)	40 x 120	4,800
8811 Hickory (a.k.a. 1802 Eagle)	60 x 90	5,400

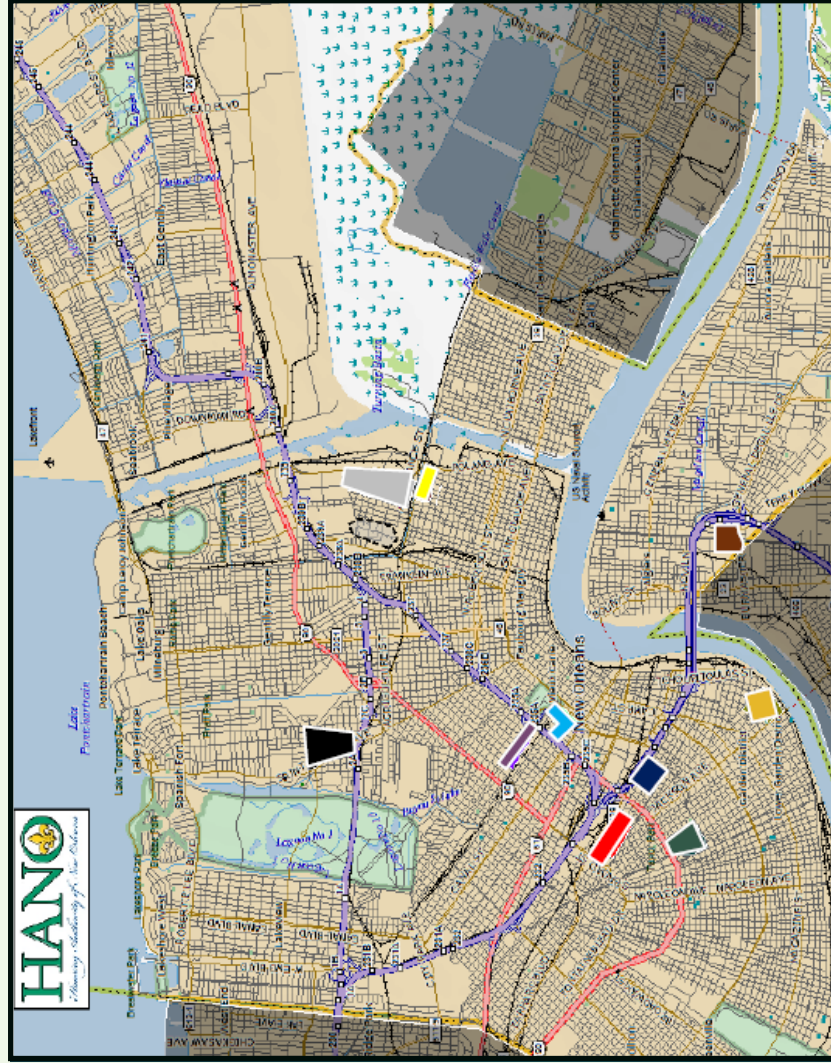
HANO VACANT SCATTERED SITES

Address	Lot Size	Land Area
8951 Birch (a.k.a 8901)	90 x 120	10,800
930 7th	32 x 127	4,064
9031 Cohn	30 X 120	4,680
1205 S. Saratoga	29 x 112	3,248
1209 S. Saratoga	29 x 112	3,248
1213 S. Saratoga (a.k.a 1213-15)	29 x 112	3,248
2225 Third	30 x 115	3,450
2400 Jackson	32 x 90	2,880
1816 Clio	26 x 159	4,156
1625 Eagle	30 x 120	3,600
3605 S. Saratoga	33 x 107	3,531
717 DeArmas	36 X 129	4,644
518 Opelousas	30/32 x 68	2,108
539 Patterson	30x70+60 x 90	7,500
3023 Amazon	50 x 120	6,000
Christopher park Parcel D - Lots 1-153; Lot 11, Square E		431,244
Hendee Homes - 1815-21 Ptolemy		45,900
Hendee Homes - 1500-06 Hendee		
Hendee Homes - 1508-14 Hendee		
Hendee Homes - 1524-30 Hendee		
Hendee Homes - 1532-38 Hendee		
Hendee Homes - 1814-20 Lawrence		
1012-14 N. Broad	31 x 127	3,937
1218 N. Broad	62 x 148	9,176
1473 N. Prieur	31 x 119	3,689
1543 N. Robertson	20 x 66	1,353
1667 N. Rocheblave	31 x 127	3,937
1819 St. Phillip	28 x 149	4,206
1917 Governor Nicholls	30 x 90	1,410
2018 Bienville	41 x 135	5,637
2221 Bienville	29 x 109	3,161
1500 Dumaine	37 x 63	2,331
2408-10 Dumaine	30 x 125	3,750
2643-45 Dumaine	31 x 177	5,487
1616 Laharpe	34 x 72	2,448
2451 Laharpe	30 x 110	3,300
2620 Palmyra	18 x 100	1,858

HANO VACANT SCATTERED SITES

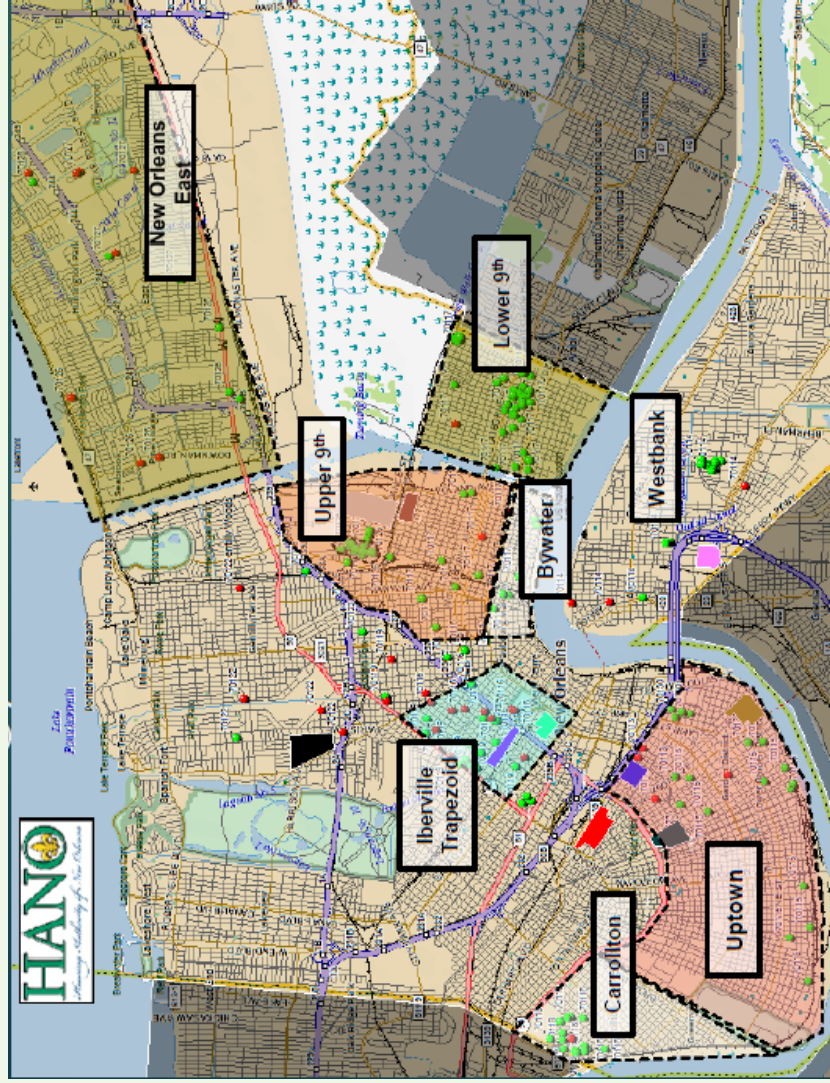
Address	Lot Size	Land Area
2505-07 Palmyra	28 x 106	2,911
2521-23 Banks	34 x 108	3,690
2529 Lapeyrouse	30 x 72	2,160
2612-14 St. Phillip	32 x 100	3,200
2631 St. Ann	31 x 162	5,022
919 N Villere	37 x 127	4,572
5718-20 Claiborne	39/30 x 106	7,314
6000-02 N Robertson	43 x 75	3,225

HANO Large Communities



Sites	Acres
River Garden	43
Columbia Parc	52
Iberville	22
Marrero Commons	55
Harmony Oaks	40
Fischer	47
The Estates	98
Florida	30
Faubourg Lafitte	27
Guste	21
TOTAL	435

HANO Scattered Sites by Neighborhood



- Scattered Sites
- St. Thomas Consent Decree

Sites	Acres	Potential Units	Number of Properties
Bywater	3.8	69	18
Uptown	3	47	22
Carrollton	3	37	24
Westbank	11.1	214	7
Upper 9th	1	12	8
Lower 9th Ward	7	104	68
New Orleans East	6	101	14
Iberville Trapezoid	1.5	20	20
St. Thomas Consent Decree	5.1	67	49
TOTAL	41.5	671	230

VIII.

Supplemental Report:
Responses to Commonly Held Misconceptions about HANO

Responses to Commonly Held Misconceptions about HANO (Supplemental Report to the Scattered Sites Strategy)

MISCONCEPTION	FACT
<p>“HANO is a troubled agency, plagued by years of mismanagement.”</p>	<p>HANO has remedied many longstanding operational deficiencies and is now ranked as a Standard Performer under the Public Housing and Section 8 Management Assessment Systems used by the U.S. Department of Housing and Urban Development (HUD) to evaluate operations of the nation’s housing authorities.</p> <ul style="list-style-type: none"> • Effective July 1, 2014, HUD ended the federal receivership and returned HANO to local control. • Mayor Landrieu appointed a Board of Commissioners to govern HANO and an experienced Executive Director was hired to lead the agency’s operations. <p>Although HANO has reached these important milestones, there is still much work to be done and challenges to confront. With the help of our residents, other agencies, and business partners, HANO’s leadership and staff are working continuously to improve and strengthen the Agency’s housing programs and services.</p>
<p>“HANO is a “slum landlord” with a large inventory of blighted housing units.”</p>	<p>HANO’s portfolio is comprised of ten housing developments – eight that have been substantially redeveloped and two that are in the early phase(s) of redevelopment with initial occupancy expected this year.</p> <ul style="list-style-type: none"> • This ongoing redevelopment has involved demolition and blight removal of over 5,000 non-viable public housing units since 2005, followed by construction of over 3,000 new, mixed-income housing units. • Other redevelopment components include: density reduction; safety and energy efficiency features; recreational and community space; infrastructure replacement and reconnection to the City’s street grid. <p>HANO also has a scattered site inventory consisting of 85 units in service and 230 vacant properties.</p> <ul style="list-style-type: none"> • The 85 in service Scattered Site units were comprehensively renovated with HANO’s 2009 American Recovery and Reinvestment Act (ARRA) funding and are fully occupied. • In the coming months, HANO will demolish all remaining vacant Scattered Site buildings to make way for housing redevelopment or other feasible uses.

Responses to Commonly Held Misconceptions about HANO (Supplemental Report to the Scattered Sites Strategy)

MISCONCEPTION	FACT
<p>“Public housing residents don’t work - they rely on welfare to get by.”</p>	<p>In reality, a sizeable percentage of HANO’s public housing residents do earn wages and only a small number are on welfare. As of January 26, 2015, HANO’s client population consists of a total of 1,846 working-age public housing residents between the ages of 18-61, and of these clients 344 (19%) are classified as disabled by the Social Security Administration.</p> <ul style="list-style-type: none"> • Fifty-one percent (51%) of HANO’s working-age clients who are not disabled are wage earners. • Only four percent (4%) of HANO’s working-age clients receive welfare. • Another nineteen percent (19%) participate in community service and/or economic self-sufficiency programs.
<p>“Residents of public housing don’t pay any rent.”</p>	<p>Rent is based on 30% of adjusted income, with a minimum rent of \$50/month under HANO’s public housing program. Public housing households pay on average \$331/month (\$3,972/year) and have an average annual income of \$13,984.</p>
<p>“Overcrowding is an issue in public housing.”</p>	<p>In fact, there is no overcrowding in public housing.</p> <ul style="list-style-type: none"> • As of February 28, 2015, HANO served 1,819 public housing households with a total of 4,356 household members. That translates to an average household size of 2.39 persons. • HANO’s average household size of 2.39 closely approximates the 2.31 average household size for all of Orleans Parish, as reported by the U.S. Census Bureau in its latest release of American Community Survey data.
<p>“HANO’s housing developments breed crime and threaten neighborhood safety.”</p>	<p>A review of NOPD statistics underscores the fact that a low incidence of crime occurs in HANO’s housing developments. New Orleans Uniform Crime Reports containing year end aggregate summaries of personal and property crimes for the five-year period 2010 to 2014, indicate that of the total offenses committed in the 1st, 3rd, 4th, 5th, and 6th districts where HANO developments are located, only 2.54% occurred at HANO sites. Also, for any single year between 2010 and 2014, offenses committed at HANO developments never exceeded 5% of total offenses occurring at the district level.</p> <p>Ongoing efforts to enhance safety in HANO communities:</p> <ul style="list-style-type: none"> • Good property management and careful client screening help to mitigate crime in HANO’s communities. • HANO and its third-party property managers apply criminal background checks at the time of initial admission and at each household’s annual recertification for continued occupancy. • HANO’s One-Strike Policy is diligently enforced to ensure that all households are in compliance with their lease obligations. • Crime Prevention through Environmental Design (CPTED) concepts are incorporated into all new housing developments including the installation of crime cameras in some HANO communities. • HANOPD and NOPD have worked together in organizing and conducting Crime Prevention and Neighborhood Watch activities at HANO sites.

Responses to Commonly Held Misconceptions about HANO (Supplemental Report to the Scattered Sites Strategy)

MISCONCEPTION	FACT
<p>“Affordable housing development will bring our property values down.”</p>	<p>Property values are influenced by overriding elements of supply and demand along with a number of other factors such as neighborhood desirability, housing stock characteristics, and proximity to services and amenities. Thus, it is important to dispel the notion that a single affordable housing development could bring down the property values of an entire neighborhood.</p> <p>Studies around the country have shown that affordable housing development <i>does not lower property values</i> of surrounding homes, and trends in the New Orleans real estate submarkets associated with HANO’s developments are consistent with those findings.</p> <ul style="list-style-type: none"> • In its April 2014 Real Estate Market Analysis, the University of New Orleans (UNO) Institute for Economic Development and Real Estate Research provides information on residential sales and price trends in three major submarket sectors in Orleans Parish: West Bank Orleans, Central Orleans, and Eastern New Orleans. • Nine HANO developments are located in the Central Orleans sector which “encompasses the majority of the City’s neighborhoods” and one is located in the West Bank sector. <ul style="list-style-type: none"> • Between 2012 and 2013, average single family home prices increased between 8% and 44% in the MLS areas where nine HANO developments are located. Each sector is further divided into MLS (Multiple Listing Service) areas that are used to track real estate activity. • There was a slight decrease of -.43% in average home prices within the one remaining HANO-associated MLS area. This decrease, however, came on the heels of a 15% increase in the previous year. • The UNO Analysis states that “this is the second year running where average home prices rose across all three major submarket sectors in Orleans Parish” and that overall market performance “is generally good to excellent”. <p>(Attachment 1 provides further excerpts from the UNO Real Estate Market Analysis including 2005-2013 pricing trends. It also provides a <i>crosswalk</i> to the MLS areas associated with HANO’s developments.)</p>
<p>“HANO’s housing projects cause “disinvestment” in the community.”</p>	<ul style="list-style-type: none"> • A wide range of housing and other public and private investments are woven into the city’s rebuilding efforts – working in unison to improve overall quality of life in New Orleans. • In many instances, HANO’s housing initiatives have served as a catalyst for community investment. <ul style="list-style-type: none"> • Investments in and around HANO communities include: new schools and early childhood facilities, health clinics, supermarkets, restaurants, recreation centers, playgrounds, walking paths, community gardens, new streets/lighting infrastructure, and other commercial establishments. (Please see Attachment 2).

Responses to Commonly Held Misconceptions about HANO (Supplemental Report to the Scattered Sites Strategy)

MISCONCEPTION	FACT
<p>“Mixed income housing doesn’t work.”</p>	<p>Serving as a community asset, HANO’s mixed income developments do in fact “work” – addressing affordable housing needs while providing safe, decent housing to a diverse group of families.</p> <ul style="list-style-type: none"> • The range of opportunities include: public housing, workforce housing, market rate housing, elderly designated housing, and permanent supportive housing for New Orleans households. <p>UNO’s 2014 Real Estate Market Analysis reports that the “mixed income apartment inventory has continued to grow in the region……with steady rises in both occupancy and rent levels.”</p> <ul style="list-style-type: none"> • According to UNO’s Analysis, “between 2012 and 2013 average occupancy among 3,705 mixed income units rose from 95.8% to 97.2%...” • UNO’s Analysis also reported that “when just the rent assisted units are considered within mixed income properties, average occupancy approaches saturation levels.” • Consistent with these market conditions, HANO’s developments are currently at 98.8% occupancy.
<p>“HANO’s housing developments are poorly designed and constructed, and won’t fit into our neighborhood.”</p>	<p>As a core part of its rebuilding initiative, HANO has adopted design and construction standards to ensure quality and long-term sustainability of its housing stock.</p> <ul style="list-style-type: none"> • Through ongoing collaboration with developer partners and community stakeholders, HANO has created attractive housing projects that blend with the character of the surrounding neighborhood(s). • Working with the State Historic Preservation Office (SHPO), HANO has retained and preserved selected buildings at various redevelopment sites. These buildings have been restored and utilized for housing, early childhood education, and other adaptive reuses. • Oak trees are preserved, and wrought iron, bricks and other materials recycled where possible. • HANO and its developer partners have also incorporated energy-efficiency measures and green-building elements into project design. • Several HANO developments have won industry recognition for architectural design, energy-efficiency, historic preservation as well as green building certification at the Silver and Platinum levels. (Examples are provided in Attachment 3.)

Attachment 1

Table 3-3: Single Family Residential Sales Volume and Price Trends by MLS Neighborhood,
New Orleans

Metropolitan Area 2011-2013

(The University of New Orleans *Real Estate Market
Analysis: New Orleans & Northshore Regions, 2004*)

Table 3-1: Existing House Price Trends, New Orleans
Metropolitan Area, 2005-2013

(The University of New Orleans *Real Estate Market
Analysis: New Orleans & Northshore Regions, 2004*)

MLS Areas Associated with HANO Properties

Table 3-3: Single Family Residential Sales Volume and Price Trends by MLS Neighborhood, New Orleans Metropolitan Area 2011-2013

MLS AREA	Jan - Dec 2011 Housing Sales				Jan - Dec 2012 Housing Sales				Jan - Dec 2013 Housing Sales				% Change			
	Average Price	Unit Sales	Gross Sales	Average Price	Unit Sales	Gross Sales	Average Price	Unit Sales	Gross Sales	Average Price	Unit Sales	Gross Sales	Average Price	Unit Sales	% Change	% Change
St. Charles Parish																
East Bank	\$173,136	162	\$28,048,107	\$167,979	207	\$36,911,660	\$194,457	164	\$35,790,015	6.57%	3.45%					
West Bank	\$195,136	162	\$31,611,897	\$174,931	171	\$29,913,231	\$169,295	171	\$34,072,604	-10.35%	13.61%					
Parish Total	\$184,136	324	\$59,660,004	\$162,078	378	\$66,824,891	\$184,759	335	\$69,862,619	-1.12%	8.07%					
St. John Parish																
East Bank	\$127,500	264	\$33,660,093	\$112,846	266	\$30,273,921	\$114,177	311	\$35,508,986	-11.49%	1.18%					
West Bank	\$132,500	4	\$530,000	\$47,270	4	\$189,080	\$153,857	3	\$461,600	-64.32%	225.51%					
Parish Total	\$127,578	268	\$34,190,093	\$111,941	270	\$33,463,001	\$114,566	314	\$36,970,586	-12.26%	2.34%					
St. James Parish																
East Bank	\$110,656	19	\$2,102,510	\$118,981	23	\$2,733,601	\$164,165	25	\$4,104,625	7.41%	38.13%					
West Bank	\$25,750	2	\$51,500	\$63,400	5	\$317,000	\$63,200	5	\$402,596	148.21%	27.00%					
Parish Total	\$102,572	21	\$2,154,010	\$106,957	28	\$3,050,601	\$150,241	30	\$4,507,223	8.23%	37.89%					
Orleans Parish																
Aglers	\$87,965	94	\$8,270,572	\$86,939	96	\$8,308,144	\$114,383	97	\$11,098,149	10.16%	18.01%					
Lakeview	\$127,701	249	\$31,797,508	\$126,435	213	\$28,930,749	\$130,990	235	\$30,782,758	-0.99%	3.80%					
English Turn	\$470,696	19	\$8,942,660	\$514,594	16	\$8,233,500	\$514,016	32	\$16,448,500	8.33%	-0.11%					
West Bank Orleans	\$136,399	362	\$49,070,746	\$136,032	325	\$44,476,383	\$160,240	364	\$59,327,408	1.07%	17.11%					
Lake Area	\$154,061	41	\$6,316,500	\$195,171	37	\$7,332,320	\$219,999	44	\$9,635,954	26.63%	10.51%					
Center City	\$115,615	22	\$2,543,530	\$98,428	29	\$2,798,360	\$123,335	30	\$3,700,049	-18.60%	27.91%					
City Park	\$304,316	203	\$61,776,467	\$342,020	238	\$81,400,671	\$375,850	245	\$82,034,245	12.39%	9.85%					
Carrington	\$659,875	114	\$33,045,754	\$271,852	133	\$39,510,275	\$297,777	133	\$45,559,867	-23.46%	34.21%					
Uptown-Fountainbleau	\$638,429	180	\$98,557,268	\$633,914	243	\$128,741,055	\$633,898	214	\$135,946,142	-0.47%	18.72%					
Garden District	\$368,514	168	\$61,339,349	\$410,400	181	\$74,282,481	\$425,041	191	\$81,182,873	11.09%	3.57%					
Lower Garden District	\$434,524	88	\$38,238,097	\$418,526	96	\$40,178,528	\$533,941	114	\$60,989,288	-3.66%	27.56%					
Clubome-Tulane	\$198,972	46	\$9,565,794	\$224,967	41	\$9,223,650	\$241,247	59	\$14,233,594	13.29%	7.24%					
CRD Warehouse	\$378,333	3	\$1,135,000	\$0	0	\$0	\$206,000	1	\$206,000	N.A.	N.A.					
Delgado	\$207,341	132	\$27,369,030	\$205,678	163	\$33,557,743	\$221,918	164	\$36,394,527	-0.71%	7.79%					
Lafayette	\$374,964	87	\$29,404,590	\$417,119	81	\$33,786,634	\$409,261	90	\$36,633,499	23.41%	-1.86%					
Marigny/Biyester below St. Claude	\$274,062	74	\$20,282,844	\$281,711	64	\$19,028,519	\$364,163	64	\$23,300,428	2.79%	29.27%					
French Quarter	\$667,078	24	\$20,609,604	\$667,346	24	\$20,576,300	\$946,718	30	\$28,401,550	-1.12%	10.42%					
North Ward/ Bywater	\$48,738	65	\$2,873,062	\$53,388	67	\$4,644,558	\$77,269	95	\$7,343,442	16.72%	44.79%					
Industrial Canal	\$58,628	25	\$1,483,200	\$63,577	28	\$2,423,731	\$104,263	30	\$3,126,775	42.60%	24.79%					
Peoples-St. Bernard	\$93,513	120	\$11,221,578	\$107,711	132	\$14,217,858	\$107,243	163	\$20,697,890	16.16%	-0.43%					
Marigny/Bywater E. of Inner Harbor	\$48,240	18	\$693,325	\$93,993	23	\$2,207,600	\$117,110	30	\$3,513,304	98.97%	22.01%					
Central Orleans	\$301,548	1,467	\$434,280,120	\$314,747	1,861	\$563,898,238	\$344,984	1,747	\$602,688,527	4.36%	9.61%					
East Bank Orleans																
E. Chef Menteur Hwy.	\$96,222	86	\$8,533,062	\$94,456	89	\$8,406,480	\$103,985	94	\$9,772,697	-4.90%	10.07%					
W. Chef Menteur Hwy.	\$74,933	20	\$1,945,650	\$57,737	15	\$956,055	\$57,767	16	\$1,040,170	-22.85%	0.09%					
Haynes Blvd	\$93,195	64	\$5,984,500	\$93,182	65	\$6,381,800	\$99,302	82	\$8,146,699	5.35%	1.19%					
Morison Rd.	\$76,004	81	\$6,166,326	\$78,079	74	\$6,629,610	\$74,180	92	\$9,624,500	0.10%	-2.50%					
Lake Forest	\$143,178	90	\$12,986,036	\$149,622	105	\$15,710,394	\$152,924	98	\$14,986,556	4.50%	2.21%					
East New Orleans	\$95,989	34	\$3,262,790	\$95,102	28	\$2,662,850	\$120,772	30	\$3,623,152	-0.59%	26.99%					
Eastern N.O.	\$161,978	381	\$38,728,353	\$159,472	376	\$39,597,299	\$167,232	414	\$44,393,994	3.73%	1.67%					
Parish Total	\$236,153	2,150	\$612,029,213	\$236,446	2,302	\$666,056,900	\$279,369	2,525	\$709,407,626	7.26%	9.37%					

Source: Real Estate Market Analysis: New Orleans & Northshore Regions, 2014

Table 3-1: Existing House Price Trends, New Orleans Metropolitan Area, 2005-2013

	2005	2006	2007	2008	2009	2010	2011	2012	2013
Jefferson	\$200,408	\$271,053	\$275,547	\$199,070	\$187,095	\$184,286	\$178,682	\$174,156	\$188,671
East	\$244,909	\$249,025	\$256,192	\$237,063	\$217,708	\$218,374	\$219,888	\$211,312	\$234,452
West	\$143,835	\$163,114	\$164,250	\$148,888	\$141,631	\$134,763	\$119,692	\$115,776	\$119,247
Orleans	\$237,768	\$226,716	\$189,610	\$205,970	\$214,358	\$254,309	\$238,753	\$255,448	\$279,369
Westbank	\$193,308	\$213,884	\$213,343	\$183,344	\$172,840	\$182,840	\$136,388	\$136,832	\$160,240
Central	\$283,030	\$262,938	\$238,085	\$253,689	\$262,298	\$312,332	\$301,549	\$314,747	\$344,884
Eastern	\$135,941	\$79,731	\$82,513	\$102,532	\$113,856	\$112,532	\$101,675	\$105,472	\$107,232
Piagetines	\$241,293	\$273,397	\$286,753	\$255,402	\$302,076	\$225,916	\$229,793	\$284,593	\$308,699
St. Bernard	\$114,433	\$49,797	\$76,913	\$90,151	\$100,772	\$102,744	\$94,791	\$100,742	\$108,368
St. Charles	\$186,396	\$229,828	\$222,471	\$219,289	\$189,402	\$187,854	\$184,138	\$182,078	\$198,769
St. James	\$120,809	\$158,664	\$135,763	\$130,005	\$144,364	\$127,772	\$102,572	\$108,957	\$150,241
St. John	\$141,174	\$171,901	\$171,085	\$155,495	\$156,113	\$148,108	\$127,575	\$111,941	\$114,558
St. Tammany	\$213,019	\$238,178	\$248,605	\$240,014	\$224,688	\$228,543	\$214,581	\$212,053	\$222,571
Eastman	\$168,443	\$180,772	\$183,166	\$187,487	\$175,080	\$172,815	\$163,381	\$182,546	\$180,995
Wasson	\$245,289	\$281,212	\$291,817	\$272,834	\$256,172	\$255,616	\$246,692	\$248,386	\$258,654
Tangipahoa	\$144,887	\$170,351	\$169,382	\$173,013	\$157,902	\$145,392	\$141,892	\$145,165	\$153,336
Washington	\$97,854	\$120,568	\$114,988	\$111,268	\$110,005	\$95,267	\$89,273	\$81,608	\$92,206
Metro NewOrleans	\$200,629	\$216,295	\$207,039	\$204,082	\$197,242	\$203,090	\$194,491	\$198,028	\$210,935
Jefferson	Percent Change 05 vs. 06	2.13%	-7.84%	-6.02%	-1.50%	-3.04%	-2.53%	8.39%	-5.9%
East	1.88%	2.88%	-7.47%	-8.16%	0.31%	0.69%	-3.90%	10.96%	-4.3%
West	13.56%	0.70%	-9.35%	-4.87%	-4.85%	-11.18%	-3.27%	3.00%	-17.0%
Orleans	-4.65%	-16.37%	8.63%	4.07%	18.64%	-6.25%	7.26%	9.37%	17.5%
Westbank	10.64%	-0.25%	-14.06%	-5.84%	-5.79%	-18.76%	1.07%	17.11%	-17.1%
Central	-7.10%	-9.45%	6.55%	3.99%	19.08%	-3.45%	4.38%	9.61%	21.9%
Eastern	-41.35%	3.48%	24.26%	11.04%	-1.18%	-9.69%	3.79%	1.67%	-21.1%
Piagetines	13.30%	4.89%	-10.93%	18.63%	-25.43%	1.72%	23.85%	8.47%	27.9%
St. Bernard	-56.49%	54.47%	27.61%	2.67%	1.86%	-7.74%	8.28%	7.57%	-5.3%
St. Charles	23.30%	-3.20%	-4.14%	-6.50%	-0.78%	-8.83%	-1.12%	8.07%	6.6%
St. James	31.55%	-14.43%	-4.24%	11.04%	-11.49%	-19.72%	6.22%	37.89%	24.6%
St. John	21.89%	-0.42%	-8.11%	0.40%	-6.13%	-13.86%	-12.25%	2.84%	-18.9%
St. Tammany	11.81%	4.38%	-3.46%	-6.39%	-0.51%	-4.02%	-1.17%	4.86%	4.5%
Eastman	7.32%	6.86%	-2.94%	-6.63%	-1.28%	-5.48%	-8.63%	5.54%	-4.4%
Wasson	18.67%	0.21%	-6.51%	-0.22%	-3.88%	0.28%	0.28%	4.25%	4.7%
Tangipahoa	18.06%	-0.57%	2.14%	-8.73%	-7.25%	-3.07%	2.33%	5.61%	6.3%
Washington	31.28%	-4.53%	-3.24%	-1.14%	-13.40%	-16.74%	1.86%	12.99%	0.4%
Metro NewOrleans	7.70%	-4.28%	-1.43%	-3.38%	2.96%	-4.23%	0.81%	7.58%	5.0%

Source: New Orleans Metropolitan Association of Realtors

MLS Areas Associated with HANO Properties

River Garden (St. Thomas)	Area 65
Harmony Oaks (Magnolia/C.J. Peete)	Area 60
Iberville	Area 68
Florida	Area 72
Faubourg Lafitte (Lafitte)	Area 68
Marrero Commons (Calliope/B.W. Cooper)	Area 66
Columbia Parc (St. Bernard)	Area 76
The Estates (Desire)	Area 72
Guste Homes	Area 60
William J. Fischer	Area 48

Attachment 2

Public and Private Investments In and Around HANO Communities

Public and Private Investments In and Around HANO Communities

HANO Site	Address	Public and Private Investments
The Estates	2906 Desire Parkway	Desire/Florida Multi Service Center and Helen Levy Clinic Urban League Clarence L. Barney Head Start Center* Sidney Collier Technical College Walmart Supercenter
Columbia Parc	1400 Milton Street	Educare New Orleans* Columbia Parc Health Center* St. Bernard Recreation Center City Park Golf Youth Study Center Norman Mayer Library New Orleans Public Library (Nora Narva Branch) McDonogh 35 High School
River Garden	913 Felicity Street	St. Thomas Community Health Center Kingsley House Walmart Supercenter* Crescent Park* Anytime Fitness* Pizza Hut* Express Mobile* Subway* GameStop* The Notary Shoppe*
William J. Fischer	1915 L.B. Landry Avenue	Whitney Avenue/L.B. Landry Avenue Bike Path Algiers Regional Library Arthur Monday Center/Ida Hymel Healthcare Clinic Hendee Road Resurfacing Community Garden & Walking Path*

* Located On Site

Public and Private Investments In and Around HANO Communities

HANO Site	Address	Public and Private Investments
Harmony Oaks	3320 Clara Street	Magnolia Marketplace* Woodson School Freret Arts and Entertainment District Dr. Everett and Melva Williams Building Raising Cane's Chicken Fingers Oschner/Baptist Hospital Capital One Bank
Faubourg Lafitte	2200 Orleans Avenue	TCA Daycare* Lafitte Greenway Phyllis Wheatley High School Whole Foods Ruth Fertel Tulane University Healthcare Clinic Tremé Community Center Carver Theater Mid City Market LSU University Medical Center & VA Hospitals
Guste Homes	1301 Simon Bolivar Avenue	St. Thomas Community Health Clinic at Mahalia Jackson Mercedes-Benz Superdome and Champion Square Hyatt Regency Hotel Loyola Street Car Luke's House Clinic Rex Den Rouses Grocery
Marrero Commons	1915 L.B. Landry Avenue	Rhodes Family of Businesses TCA Daycare Center* Costco Restaurant Depot Rosenwald Recreation Center* Central City Charter School* (formerly Booker T. Washington) Hoffman Triangle Neighborhood Association

Public and Private Investments In and Around HANO Communities

HANO Site	Address	Public and Private Investments
Florida	2512 Independence Street	Desire/Florida Multi Service Center and Helen Levy Clinic Musicians' Village Franz Elementary School Sidney Collier Technical College Walmart Supercenter
Iberville	401 Tremé Street	Marais Apartments LSU University Medical Center & VA Hospitals BioInnovation Center RTA Canal Street Streetcar/Proposed Rampart Streetcar South Market District Louis Armstrong Park Outlet Collection at the Riverwalk World War II Museum Joy and Saenger Theaters

* Located On Site

Attachment 3

Examples of Awards and Green Building Certifications

Examples of Awards and Green Building Certifications

Columbia Parc

HANO Site	Award	Category	Organization
Columbia Parc - Phase I (466 units)	LEED Silver 2011	-----	-----
Columbia Parc - Phase IIA (49 units)	LEED Silver 2011	-----	-----
Columbia Parc - Phase IIB (48 units)	LEED Silver 2013	-----	-----
Columbia Parc Sr. - Phase III (120 units)	LEED Platinum 2013	-----	-----
Heritage Senior Residences at Columbia Parc	NAHB Best of 50 Plus Housing Awards	-----	-----
	Charles L. Edson Tax Credit Excellence Award - 2011	Public Housing Revitalization	Charles L. Edson
	MultiFamily Executive Awards - 2014	Merit Awards - Green Development	MultiFamily Executive Magazine
	Affordable Housing Finance Readers Choice Awards	Finalist - Best Green Development	Affordable Housing Finance Magazine
	Builders Choice & Custom Home Design Awards - 2014	Green Multifamily Development	Builder Magazine
	NAHB Pillars of the Industry Awards - 2014	Finalist - Best Affordable Development	National Assoc. of Home Builders



Examples of Awards and Green Building Certifications

Iberville

HANO Site	Awards/Certifications
Iberville Offsite Rehabilitation 1 & 2	Enterprise Green Communities HUD Secretary's/National Trust Award for Excellence in Historic Preservation (2014) Bienville Avenue Residences - Louisiana Landmarks Society Awards for Excellence in Historic Preservation (2015)
Iberville Onsite	All units will be Enterprise Green Communities Certified



Iberville Community



Faubourg Lafitte Community

Faubourg Lafitte

Awards/Certifications

- All onsite residential phases either have or will be Enterprise Green Communities certified by the U.S. Green Building Council.
- Award for best low-rise/walk up project from Multifamily Executive in 2012.
- Charter Award from the Congress for New Urbanism in 2012.
- The Edmundite Offsite Phase won the 2009 U.S. Environmental Protection Agency and the U.S. Department of Housing and Urban Development Regional ENERGY STAR Award for Excellence in energy efficient affordable housing.
- The Enterprise Gulf Coast Office was selected as a National Housing Conference 2014 Housing Visionary based in significant part on its work at Lafitte.

Redeveloped Scattered Site Properties

1112 N. Rocheblave Street



4235 Tchoupitoulas Street



1830 Mardi Gras Boulevard



1800 Mardi Gras Boulevard





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