

Action Plan

Grantee: New Orleans Redevelopment Authority

Grant: B-09-CN-LA-0041

Grant Amount: \$ 29,782,103.00

Status: Reviewed and Approved

Funding Sources

No Funding Sources Found

Narratives

Executive Summary:

The New Orleans Consortium is a partnership between 11 experienced non-profits, 1 private developer, 1 green building consultant, the State of Louisiana, and the New Orleans Redevelopment Authority. With the approved Neighborhood Stabilization Award, the New Orleans Consortium is poised to ignite comprehensive redevelopment in neighborhoods struggling to recover from the 2005 storms, the weakened economy and increased construction costs. Despite these challenges and one of the highest vacancy rates in the nation, the City maintains low unemployment rates and a relatively strong demand for new, moderately priced, single-family housing. New Orleans is also uniquely positioned to grow demand due to the massive investments from FEMA and CDBG funded disaster recovery projects and the steadily returning and growing population.

To leverage these investments will require overcoming the extensive blight that lingers in so many of our neighborhoods. In many areas that were over 90% homeowner occupied, only 50% of families have returned. We believe the key to stabilizing our neighborhoods is placing a sufficient investment in consortium owned property, demolishing blighted property, and acquiring abandoned and foreclosed properties in order to convince the property owners who are "sitting on the sidelines" to invest in their own properties and help make quality, energy efficient housing accessible to returning residents. Our experience suggests that for every unit of blighted, abandoned, vacant or foreclosed property we address we can convince 1-2 homeowners on the sidelines to invest in their own property, thus multiplying the effect that the NSP2 funds have.

The information contained herein was either included in the original NSP2 application submitted to HUD or in subsequent approved amendments from HUD. Requested changes that have been approved since award include: the addition of two eligible census tracts (60 and 100), adding the State as a consortium member in order to act as the Responsible Entity for environmental reviews and re-defining a majority of the "consortium members" as "developers". The application, original amendment requests to HUD and subsequent approvals can be found at the NORA website, www.noraworks.org.

Target Geography:

The following census tracts are eligible based on the criteria set forth in the NSP2 NOFA and NORA's amendment request: 60, 70, 71, 100, 103, 80, 84, 85, 34, 35, 33.02, 33.07, 33.08, 17.01, 17.02, 25.02, 7.01, 8, 9.03, 9.04, 17.23, 17.32, and 17.36.

Program Approach:

The Consortium will use NSP funds in conjunction with existing resources and programs to engage in a comprehensive neighborhood development strategy to address the challenges of blight and vacancy throughout the City. The target geography was chosen both due to the pressing foreclosure and vacancy issues these areas are suffering from and for their inclusion, in most cases, in the City's housing opportunity zones and target recovery areas which were created to prioritize public investments.

Thirteen organizations in the consortium have a track record of success in mitigating the effects of the City's blight and housing issues in the targeted geography. Since new construction represents the largest component of the budget, 9 of the partners in the consortium are working primarily on Road Home/LLT properties to build new housing on these scattered vacant lots. Each partner involved specializes in their particular designated neighborhood cluster and has experience with housing development and working with the local community. By focusing on a single cluster, we ensure that our partners remain focused and benefit from their past and current investments in these neighborhoods. Three partners will focus primarily on rehabilitation of existing structures. These partners are typically working in neighborhoods with less LLT properties thus the most effective impact they can provide is towards blight remediation and rehabilitating existing structures. These partners already have, or will procure capacity to work on historic structures and/or ensure lead abatement is addressed. One member will use their experience in deconstruction and selective salvage to eradicate blight when demolition is the only solution. Deconstruction and selective salvage is arguably more labor intensive, but much more sustainable approach to removing a structure from a neighborhood and reusing the salvageable parts. Homebuyer training and land banking activities are also included in some of the member's commitments where the housing markets are weaker and available housing needs to be introduced slowly. Lastly, two members are specifically well qualified to meet the

requirement for households below 50% AMI but some scattered site homeownership options will also be available to lower income households.

In some cases, members already have an existing waiting list of homebuyers in their respective target area. However, all housing supported by NSP2 will be marketed widely and information about purchasing these homes will be available on the partners' websites as well as the NORA website. In addition, most partners already have existing marketing plans that include various methods of reaching interested homebuyers, not just web based, are a high priority of the consortium.

Consortium Members:

There are 16 Partners in the Consortium:

1. New Orleans Redevelopment Authority (Lead Consortium Member)
2. New Orleans Neighborhood Development Collaborative (Consortium Member)
3. Project Home Again (Consortium Member)
4. Rebuilding Together New Orleans (Consortium Member)
5. State of Louisiana (Consortium Member for ERR reviews and approval)
6. Broadmoor Development Corporation (Development Partner)
7. Gulf Coast Housing Partnership (Development Partner)
8. Jericho Road (Development Partner)
9. Lower 9th Ward Neighborhood Empowerment Network Assoc (Development Partner)
10. Make It Right (Development Partner)
11. Pontchartrain Park Comm. Dev. Corp (Development Partner)
12. Project Homecoming (Development Partner)
13. St. Bernard Project (Development Partner)
14. UNITY of Greater New Orleans (Development Partner)
15. VOB, LLC (for-profit Development Partner)
16. Green Coast Enterprises (for-profit partner providing building standards TA)

How to Get Additional Information:

Additional information about the program and eventual housing available can most readily be found at www.noraworks.org or by calling (504) 658-4400

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
01	Administration & Program	01 Building Stdrd	Building Standards/Performance Eval
		01 Program Administration	Administration, Perf. & Compliance
02	Eligible Act B	02 BDC - LH25	BDC Rehab/Reconst
		02 EP - LH25	EP - pilot rental
		02 EP - vacant/other	EP - rehab/recon
		02 JRD	JRD acq/recon
		02 NONDC	NONDC acq/rehab
		02 NORA	NORA acquisitions
		02 PHA	PHA acq/rehab
		02 SBP - LH25	SBP acq/recon
		02 Unity multi family(LA ave) -	Unity multi family
03	Eligible Act C	03 NORA	Land Bank
04	Eligible Act D	04 NORA	Demolitions
		04 RTNO - Decon	Deconstruction
		04 RTNO - SS	Selective Salvage
05	Eligible Act E	05 - PH vacant/LLT	PH - new and rehab
		05 - BDC vacant/LLT	BDC - new and rehab
		05 - EP - vacant	EP - rehab/reconstruction
		05 - GCHP - LH25	GCHP - new/multi family
		05 - JRD - vacant/LLT	JRD new & rehab

		05 - MIR - LH25	MIR new construction
		05 - MIR - vacant/LLT	MIR - new construction
		05 - NENA - LH25	NENA new construction
		05 - NENA - vacant/LLT	NENA - new construction
		05 - NONDC - vacant/LLT	NONDC new and rehab
		05 - PHA - LH25	PHA new construction
		05 - PHA - LLT	PHA New Construction
		05 - PPCDC - LLT	PPCDC - new construction
		05 - SBP - vacant/LLT	SBP - new and rehab
		05 - TBD - vacant/LLT	TBD - new & rehab
		05 - TBD - vacant/LLT - LH25	TBD - new & rehab
		05 - TBD for existing partners	EP - new construction/SS
		05 - Unity - LH25	Unity - multi family (Tulane) new
		05 VOB - LLT	VOB - new construction
06	Homebuyer Financial Counseling	06 - financial counseling	Homebuyer Financial Counseling
9999	Restricted Balance		<i>No activities in this project</i>

Activities

Grantee Activity Number: 01 Building Stdrd
Activity Title: Building Standards/Performance Eval

Activity Type: Administration
Activity Status: Under Way

Project Number: 01
Project Title: Administration & Program Management

Projected Start Date: 04/01/2010
Projected End Date: 02/14/2013

National Objective: Not Applicable - (for Planning/Administration or Unprogrammed Funds only)
Total Budget, Program Funds: \$ 420,000.00
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 420,000.00

Environmental Assessment: EXEMPT

Benefit Report Type: Direct (Households)

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity: Green Coast Enterprises

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Green Coast Enterprises	Unknown	\$ 420,000.00
New Orleans Redevelopment Authority	Local Government	\$ 0.00

Location Description: Across all 23 eligible census tracts in Orleans Parish

Activity Description: Building standards and energy efficiency oversight for every property developed in the entire consortium to ensure highest possible standards are reached while still keeping within reasonable costs of building housing in a challenging market. Also includes analysis and proposals of innovative cost saving measures both associated with green building and typical construction techniques. GCE will also be subcontracting for energy raters and any other related needs as necessary.
 Note: Update as of 03/28/2011, this activity name has changed since the first 3 Quarter Reports in 2010 to reflect the Green Coast work more accurately.

Grantee Activity Number: 01 Program Administration
Activity Title: Administration, Perf. & Compliance

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

01

Project Title:

Administration & Program Management

Projected Start Date:

01/25/2010

Projected End Date:

03/25/2013

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget, Program Funds:

\$ 2,558,210.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

EXEMPT

Total Funds Amount:

\$ 2,558,210.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

New Orleans Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

New Orleans Redevelopment Authority

Organization Type

Local Government

Proposed

\$ 2,558,210.00

Location Description:

The program staff are working in New Orleans full-time.

Activity Description:

Staff and contractors needed to implement NSP2. Staff is all locally based to work with Consortium Partners, Developers, contractors and HUD staff to ensure compliance and consistent communication for the entire consortium. Admin staff will provide detailed guidance with respect to policies and procedures that flow through from HUD and other federal agencies. Staff develop systems to coordinate environmental review approvals, Section 3 compliance, green building TA, cost savings and other leveraging opportunities, asset management tools, reporting and file maintenance standard processes, streamline financial process for payments and tracking. Contractors are procured when needed to provide expertise about any of the issues staff may not be able to fulfill on their own.

Grantee Activity Number: 02 BDC - LH25
Activity Title: BDC Rehab/Reconst

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 02

Project Title:
 Eligible Act B

Projected Start Date:
 09/01/2010

Projected End Date:
 02/13/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds: \$ 500,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 500,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# Owner Households	8			0.00
# of Households	10	2		20.00

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10
#Units ζ other green	10

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Broadmoor Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Broadmoor Development Corporation	Non-Profit	\$ 500,000.00

Location Description:
 Orleans Parish in the following census tracts: 103.00

Activity Description:
 Acquisition of abandoned or foreclosed residential property to rehabilitate or reconstruct energy efficient homes for households making less than 50% AMI.

Grantee Activity Number: 02 EP - LH25
Activity Title: EP - pilot rental

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
02

Project Title:
Eligible Act B

Projected Start Date:
06/01/2011

Projected End Date:
02/13/2013

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds: \$ 500,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
UNDERWAY

Total Funds Amount: \$ 500,000.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5
#Units & other green	5
# of Properties	10

Activity is being carried out by Grantee:
Yes

Activity is being carried out through:
Grantee Employees and Contractors

Organization carrying out Activity:
New Orleans Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
New Orleans Redevelopment Authority	Local Government	\$ 500,000.00

Location Description:
Orleans Parish wide with specific emphasis on eligible census tracts 34 and 35.

Activity Description:
Acquisition and rehab/redevelopment of 10 abandoned or foreclosed residential properties to provide owner/renter housing. This expenditure will subsidize 5 rental units that will benefit households at or below 50% AMI.

Grantee Activity Number: 02 EP - vacant/other
Activity Title: EP - rehab/recon

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 02

Project Title:
 Eligible Act B

Projected Start Date:
 05/01/2011

Projected End Date:
 02/13/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 1,605,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 1,605,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	15			0.00
# of Households	15			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	15
# of Housing Units	15
#Units & other green	15

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 New Orleans Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
New Orleans Redevelopment Authority	Local Government	\$ 1,605,000.00

Location Description:
 Orleans Parish, all eligible census tracts

Activity Description:
 acquisition and/or rehabilitation of scattered site properties that are vacant and abandoned or foreclosed. The homes will be for sale to household at or below 120% of AMI.

Grantee Activity Number: 02 JRD
Activity Title: JRD acq/recon

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 02

Project Title:
 Eligible Act B

Projected Start Date:
 09/01/2010

Projected End Date:
 02/13/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 140,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 140,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	7			0.00
# of Households	7			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	7
# of Housing Units	7
#Units & other green	7

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Jericho Road

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Jericho Road	Non-Profit	\$ 140,000.00

Location Description:
 Orleans Parish in eligible census tracts; 80, 84, and 85

Activity Description:
 Acquisition of abandoned or foreclosed residential properties in order to redevelop with outside leveraged funding to build housing families making less than 120% AMI.

Grantee Activity Number: 02 NONDC
Activity Title: NONDC acq/rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 02

Project Title:
 Eligible Act B

Projected Start Date:
 05/01/2011

Projected End Date:
 02/13/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 50,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 50,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2			0.00
# of Households	2			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
#Units & other green	2

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 New Orleans Neighborhood Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
New Orleans Neighborhood Development Corporation	Non-Profit	\$ 50,000.00

Location Description:
 Orleans Parish in eligible census tracts 80, 84 and 85.

Activity Description:
 Acquisition of abandoned and foreclosed residential property for redevelopment with outside leveraged funds in order to build housing for families making less than 120% AMI.

Grantee Activity Number: 02 NORA
Activity Title: NORA acquisitions

Activity Type:
 Acquisition - general

Activity Status:
 Under Way

Project Number:
 02

Project Title:
 Eligible Act B

Projected Start Date:
 09/01/2010

Projected End Date:
 02/13/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 150,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 150,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	10			0.00

Proposed Accomplishments	Total
# of Properties	10

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees

Organization carrying out Activity:
 New Orleans Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
New Orleans Redevelopment Authority	Local Government	\$ 150,000.00

Location Description:
 Orleans Parish in all NSP2 eligible census tracts.

Activity Description:
 Acquisition of abandoned or foreclosed residential property, leveraging other funds if necessary. Properties will contribute to partners' development plans for housing to LMMI. The National Objective and performance measures will overlap with other partner's.

Grantee Activity Number: 02 PHA
Activity Title: PHA acq/rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 02

Project Title:
 Eligible Act B

Projected Start Date:
 04/01/2011

Projected End Date:
 02/11/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 200,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 200,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	7			0.00
# of Households	7			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	7
# of Housing Units	7
#Units & other green	7

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Project Home Again

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Project Home Again	Non-Profit	\$ 200,000.00

Location Description:
 Orleans Parish. In any of the following census tracts: 25.02, 17.02, 33.02, 33.07, 33.08

Activity Description:
 Acquisition of abandoned or foreclosed residential properties to redevelop as housing for households making less than 120% AMI.

Grantee Activity Number: 02 SBP - LH25
Activity Title: SBP acq/recon

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 02

Project Title:
 Eligible Act B

Projected Start Date:
 09/01/2010

Projected End Date:
 02/13/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds: \$ 550,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 550,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	11	11		100.00
# of Households	11	11		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	11
# of Housing Units	11
#Units & other green	11

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 St. Bernard Project

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
St. Bernard Project	Non-Profit	\$ 550,000.00

Location Description:
 Orleans Parish in eligible census tracts 9.03, 9.04, 7.01, 33.02, 33.07, 33.08, 34, 35, 17.23, 17.32, and 17.36

Activity Description:
 Acquisition and reconstruction of abandoned or foreclosed residential properties in order to provide at least 11 housing units to households at or below 50% AMI.

Grantee Activity Number: 02 Unity multi family(LA ave) - LH25
Activity Title: Unity multi family

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 02

Project Title:
 Eligible Act B

Projected Start Date:
 10/14/2010

Projected End Date:
 02/13/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds: \$ 2,030,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 2,030,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	42	42		100.00
# of Households	42	42		100.00

Proposed Accomplishments	Total
# of Multifamily Units	42
# of Housing Units	42
#Units & other green	42

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 UNITY of Greater New Orleans

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
UNITY of Greater New Orleans	Non-Profit	\$ 2,030,000.00

Location Description:
 Orleans Parish, census tract 100

Activity Description:
 Redevelopment of an existing, vacant, multi-family building in a high visibility area to provide at least 42 units of housing for households at or below 50% of AMI.

Grantee Activity Number: 03 NORA
Activity Title: Land Bank

Activity Type:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

03

Project Title:

Eligible Act C

Projected Start Date:

01/01/2011

Projected End Date:

02/13/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds:

\$ 500,000.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

UNDERWAY

Total Funds Amount:

\$ 500,000.00

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

Total

of Properties

30

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Jericho Road

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

Jericho Road

Non-Profit

\$ 200,000.00

New Orleans Neighborhood Development Corporation

Non-Profit

\$ 200,000.00

New Orleans Redevelopment Authority

Local Government

\$ 100,000.00

Location Description:

All eligible NSP2 census tracts in Orleans Parish.

Activity Description:

Identify foreclosed properties that are feasible for future acquisition and redevelopment as housing or public amenities but that are not marketable as housing in the near future.

Grantee Activity Number: 04 NORA
Activity Title: Demolitions

Activity Type:
Clearance and Demolition

Activity Status:
Planned

Project Number:
04

Project Title:
Eligible Act D

Projected Start Date:
06/01/2011

Projected End Date:
02/11/2013

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 1,233,893.00

Other Funds Total: \$ 0.00

Environmental Assessment:
UNDERWAY

Total Funds Amount: \$ 1,233,893.00

Benefit Report Type:
NA

Proposed Accomplishments

Total

of Properties

140

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

New Orleans Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

New Orleans Redevelopment Authority

Local Government

\$ 1,233,893.00

Location Description:

NSP2 eligible census tracts in Orleans Parish

Activity Description:

demolition of vacant, blighted properties deemed inhabitable and unsuitable for rehabilitation. All properties will have to acquire the necessary permits before demolition.

Grantee Activity Number: 04 RTNO - Decon
Activity Title: Deconstruction

Activity Type:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
04

Project Title:
Eligible Act D

Projected Start Date:
09/01/2010

Projected End Date:
02/13/2013

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 400,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
UNDERWAY

Total Funds Amount: \$ 400,000.00

Benefit Report Type:
Area Benefit (Census)

Proposed Accomplishments

Total

of Properties

30

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
New Orleans Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

New Orleans Redevelopment Authority

Local Government

\$ 0.00

Rebuilding Together, PRC

Non-Profit

\$ 400,000.00

Location Description:

Eligible NSP2 census tracts in Orleans Parish.

Activity Description:

Deconstruction - sensitive demolition of structures before traditional demolition takes place. All materials salvaged will be tested for and stripped of any potential lead hazards.

Grantee Activity Number: 04 RTNO - SS
Activity Title: Selective Salvage

Activity Type:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
04

Project Title:
Eligible Act D

Projected Start Date:
06/16/2010

Projected End Date:
02/11/2013

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 200,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
UNDERWAY

Total Funds Amount: \$ 200,000.00

Benefit Report Type:
Area Benefit (Survey)

Proposed Accomplishments

Total

of Properties

120

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Rebuilding Together, PRC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

Rebuilding Together, PRC

Non-Profit

\$ 200,000.00

Location Description:

All eligible NSP2 census tracts in New Orleans

Activity Description:

Selective Salvage - a phase of deconstruction that includes removing valuable items from a property that is planned for demolition or substantial rehabilitation in order to preserve them, treat them for lead abatement and offer for later use in NSP2 eligible homes. Selective Salvage will initially focus on the Road Home properties still left after Katrina. Selective Salvage will be performed on approximately 120 properties.

Grantee Activity Number: 05 - PH vacant/LLT
Activity Title: PH - new and rehab

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 03/01/2011

Projected End Date:
 02/13/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 500,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 500,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	13			0.00
# of Households	13			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	13
# of Housing Units	13
#Units \geq other green	13
#Units with solar panels	6

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Presbytery of South Louisiana

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Presbytery of South Louisiana	Non-Profit	\$ 500,000.00

Location Description:
 Orleans Parish eligible census tracts; 33.02, 33.07 and 33.08

Activity Description:
 Rehabilitation, redevelopment or new construction of at least 13 properties for single family housing available for purchase to families making 120% AMI or below. This activity will be undertaken by Project Homecoming who was selected according to NORA's developer selection process in order to replace Volunteers of America, a consortium member that decided not to participate. This replacement is in accordance with an August 5, 2010, HUD approved amendment request.

Grantee Activity Number: 05 - BDC vacant/LLT
Activity Title: BDC - new and rehab

Activity Type:
 Construction of new housing

Activity Status:
 Planned

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 08/15/2010

Projected End Date:
 02/13/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 1,200,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 1,200,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	2			0.00
# Owner Households	23			0.00
# of Households	25			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	25
# of Housing Units	25
#Units w other green	25
#Units with solar panels	11

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Broadmoor Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Broadmoor Development Corporation	Non-Profit	\$ 1,200,000.00

Location Description:
 Orleans Parish in NSP2 eligible census tract 103

Activity Description:
 Funding provided to redevelop vacant residential properties to provide housing for households making less than 120% AMI.

Grantee Activity Number: 05 - EP - vacant
Activity Title: EP - rehab/reconstruction

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 05/01/2011

Projected End Date:
 12/01/2011

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 335,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 335,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	4			0.00
# of Households	4			0.00

Proposed Accomplishments	Total
# of Multifamily Units	4
# of Housing Units	4
#Units & other green	4
# of Properties	2

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 New Orleans Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
New Orleans Redevelopment Authority	Local Government	\$ 335,000.00

Location Description:
 Orleans Parish, census tract 84

Activity Description:
 Acquisition, Rehab and Reconstruction on 2 vacant lots. One lot has a historic structure in need of rehab and the other is a vacant lot. The lots will be joined to allow for a mixed use structure providing 4 rental units to household at or below 120% of AMI

Grantee Activity Number: 05 - GCHP - LH25
Activity Title: GCHP - new/multi family

Activity Type:
 Construction of new housing

Activity Status:
 Planned

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 09/01/2010

Projected End Date:
 02/13/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds: \$ 1,700,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 1,700,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	30	30		100.00
# of Households	30	30		100.00

Proposed Accomplishments	Total
# of Multifamily Units	30
# of Housing Units	30
#Units & other green	30

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Gulf Coast Housing Partnership

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Gulf Coast Housing Partnership	Non-Profit	\$ 1,700,000.00

Location Description:
 Orleans Parish in NSP2 eligible census tract 80.

Activity Description:
 Complete development of 8 vacant properties in Central City to build one mixed use building with ground floor retail, office space and 30 units of senior affordable housing. NSP2 expenditures will only be for the units available to households at or below 50% AMI.

Grantee Activity Number: 05 - JRD - vacant/LLT
Activity Title: JRD new & rehab

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
05

Project Title:
Eligible Act E

Projected Start Date:
04/01/2011

Projected End Date:
02/13/2013

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 660,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
UNDERWAY

Total Funds Amount: \$ 660,000.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	9			0.00
# of Households	9			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	9
# of Housing Units	9
#Units w other green	9
#Units with solar panels	4

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
Jericho Road

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Jericho Road	Non-Profit	\$ 660,000.00

Location Description:
Orleans Parish in NSP2 eligible tracts 80, 84 and 85

Activity Description:
Complete redevelopment of vacant or demolished properties for housing available to households making less than 120% AMI.

Grantee Activity Number: 05 - MIR - LH25
Activity Title: MIR new construction

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 09/01/2010

Projected End Date:
 02/13/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds: \$ 500,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 500,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	3
# of Housing Units	3
#Units w/ other green	3
#Units with solar panels	3

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Make It Right

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Make It Right	Non-Profit	\$ 500,000.00

Location Description:
 Orleans Parish in NSP2 eligible census tracts 7.01, 8, 9.03, and 9.04.

Activity Description:
 New construction of housing on residential vacant property for households making less than 50% AMI.

Grantee Activity Number: 05 - MIR - vacant/LLT
Activity Title: MIR - new construction

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 08/15/2010

Projected End Date:
 02/13/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 1,200,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 1,200,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	33			0.00
# of Households	33			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	33
# of Housing Units	33
#Units w/ other green	33
#Units with solar panels	33

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Make It Right

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Make It Right	Non-Profit	\$ 1,200,000.00

Location Description:
 Orleans Parish in NSP2 eligible census tracts; 7.01, 8, 9.03 and 9.04

Activity Description:
 Construction of new housing on properties available from the Louisiana Land Trust.

Grantee Activity Number: 05 - NENA - LH25
Activity Title: NENA new construction

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 10/14/2010

Projected End Date:
 02/13/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds: \$ 500,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 500,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	8
# of Housing Units	8
#Units & other green	8

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Neighborhood Empowerment Network Association

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Neighborhood Empowerment Network Association	Non-Profit	\$ 500,000.00

Location Description:
 Orleans Parish in NSP2 eligible census tracts 7.01, 8, 9.03 & 9.04.

Activity Description:
 New construction of single family housing for households at or below 50% AMI.

Grantee Activity Number: 05 - NENA - vacant/LLT
Activity Title: NENA - new construction

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 08/15/2010

Projected End Date:
 02/13/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 1,200,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 1,200,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	27			0.00
# of Households	27			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	27
# of Housing Units	27
#Units w other green	27
#Units with solar panels	13

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Neighborhood Empowerment Network Association

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Neighborhood Empowerment Network Association	Non-Profit	\$ 1,200,000.00

Location Description:
 Orleans Parish in NSP2 eligible census tracts 7.01, 8, 9.03 and 9.04

Activity Description:
 New construction of housing for families making less than 120% AMI on vacant property from the Louisiana Land Trust.

Grantee Activity Number: 05 - NONDC - vacant/LLT
Activity Title: NONDC new and rehab

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 10/01/2010

Projected End Date:
 02/13/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 750,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 750,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	8			0.00
# of Households	8			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	8
# of Housing Units	8
#Units w other green	8
#Units with solar panels	4

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 New Orleans Neighborhood Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
New Orleans Neighborhood Development Corporation	Non-Profit	\$ 750,000.00

Location Description:
 Orleans Parish in NSP2 eligible census tracts 80, 84 and 85.

Activity Description:
 Redevelopment or new construction of single family homes on vacant or demolished properties for households at or below 120% of AMI.

Grantee Activity Number: 05 - PHA - LH25
Activity Title: PHA new construction

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 10/01/2010

Projected End Date:
 02/13/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds: \$ 225,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 225,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
#Units & other green	4

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Project Home Again

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Project Home Again	Non-Profit	\$ 225,000.00

Location Description:
 Orleans Parish in NSP2 eligible census tracts 25.02, 17.02, 33.02, 33.07, and 33.08.

Activity Description:
 New construction of single family housing for households at or below 50% AMI.

Grantee Activity Number: 05 - PHA - LLT
Activity Title: PHA New Construction

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 08/15/2010

Projected End Date:
 02/13/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 1,275,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 1,275,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	31			0.00
# of Households	31			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	31
# of Housing Units	31
#Units \geq other green	31
#Units with solar panels	15

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Project Home Again

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Project Home Again	Non-Profit	\$ 1,275,000.00

Location Description:
 Orleans Parish in eligible census tracts 25.02, 17.02, 33.02, 33.07, and 33.08.

Activity Description:
 New construction of housing for households making less than 120% AMI on vacant residential properties.

Grantee Activity Number: 05 - PPCDC - LLT
Activity Title: PPCDC - new construction

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 08/15/2010

Projected End Date:
 02/13/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 1,700,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 1,700,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	42			0.00
# of Households	42			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	42
# of Housing Units	42
#Units & other green	42

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 New Orleans Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
New Orleans Redevelopment Authority	Local Government	\$ 0.00
Pontchartrain Park CDC	Non-Profit	\$ 1,700,000.00

Location Description:
 Orleans Parish in NSP2 eligible census tracts; 17.01 and 17.02

Activity Description:
 New Construction of at least 42 homes on vacant properties available from the Louisiana Land Trust for sale to households making less than 120% AMI.

Grantee Activity Number: 05 - SBP - vacant/LLT
Activity Title: SBP - new and rehab

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 08/15/2010

Projected End Date:
 02/13/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 450,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 450,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	18			0.00
# of Households	18			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	18
# of Housing Units	18
#Units & other green	18

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 New Orleans Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
New Orleans Redevelopment Authority	Local Government	\$ 0.00
St. Bernard Project	Non-Profit	\$ 450,000.00

Location Description:

Orleans Parish among the following NSP2 eligible census tracts: 7.01, 8, 9.03, 9.04, 33.02, 33.07, 33.08, 34, 35, 17.23, 17.32, and 17.36.

Activity Description:

New construction or rehab of single family homes on vacant property obtained from the Louisiana Land Trust or other sources. Houses will be for sale to households making less than 120% AMI.

Grantee Activity Number: 05 - TBD - vacant/LLT
Activity Title: TBD - new & rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 05/01/2011

Projected End Date:
 02/13/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 3,000,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 3,000,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	50			0.00
# of Households	50			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	50
# of Housing Units	50
#Units & other green	50

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 New Orleans Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
New Orleans Redevelopment Authority	Local Government	\$ 3,000,000.00

Location Description:
 Orleans Parish

Activity Description:

The Lead Grantee has solicited competitive proposals from developers to tackle some of the toughest properties eligible in the program. While existing partners continue to carry out their goals, new developers will address challenging properties and pilot development projects. The first round of scoring of proposals was held on 3/10/11. The solicitation period will remain open to any developer interested in applying to NORA and close once all remaining funds have been allocated.

Grantee Activity Number: 05 - TBD - vacant/LLT - LH25
Activity Title: TBD - new & rehab

Activity Type:
 Construction of new housing

Activity Status:
 Planned

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 05/01/2011

Projected End Date:
 02/13/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds: \$ 750,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 750,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	30	30		100.00
# of Households	30	30		100.00

Proposed Accomplishments	Total
# of Multifamily Units	30
# of Housing Units	30
#Units & other green	30

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 New Orleans Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
New Orleans Redevelopment Authority	Local Government	\$ 750,000.00

Location Description:
 Orleans Parish in all eligible NSP2 census tracts

Activity Description:
 The Lead Grantee has solicited competitive proposals from developers to tackle some of the toughest properties eligible in the program. While existing partners continue to carry out their goals, new developers will address challenging properties and pilot development projects. The first round of scoring of proposals was held on 3/10/11. The solicitation period will remain open to any developer interested in applying to NORA and close once the remaining funds have been allocated. This activity is similar to project number 05 - TDB RFP but this activity is specific to expenditures for households at or below 50% AMI. It may be multifamily or single family scattered site.



Grantee Activity Number: 05 - TBD for existing partners
Activity Title: EP - new construction/SS

Activity Type: Construction of new housing
Activity Status: Planned
Project Number: 05
Project Title: Eligible Act E
Projected Start Date: 06/01/2011
Projected End Date: 02/13/2013

National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only
Total Budget, Program Funds: \$ 1,650,000.00
Other Funds Total: \$ 0.00
Environmental Assessment: UNDERWAY
Total Funds Amount: \$ 1,650,000.00

Benefit Report Type: Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	10			0.00
# of Households	10			0.00

Proposed Accomplishments	Total
#Units ζ other green	10

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity: New Orleans Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
New Orleans Redevelopment Authority	Local Government	\$ 1,650,000.00

Location Description: Orleans parish in any eligible NSP2 census tract

Activity Description:
 These funds are available to existing partners who meet their initial performance goals. The performance measure noted currently are drastically low until NORA knows which partners these funds will be allocated to and for what type of subsidy. Some or all of these funds may be needed to fill the gap left by the former FANO soft second program that NORA and partners were relying on at time of NSP2 application. If the funds are used for soft seconds, the number of units will not increase but overlap with units reported on for same partners.
 As of 3/1/11, at least 3 partners met the stated performance goals in their initial agreement. Currently, partners are executing new agreements, in accordance with a February 2011 role change, and the new agreements will specify new allocation schedules. These funds will be allocated to specific partners, based on performance no later than April 30, 2011.



Grantee Activity Number: 05 - Unity - LH25
Activity Title: Unity - multi family (Tulane) new construction

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 10/01/2010

Projected End Date:
 02/13/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds: \$ 500,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 500,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	60	60		100.00
# of Households	60	60		100.00

Proposed Accomplishments	Total
# of Multifamily Units	60
# of Housing Units	60
#Units & other green	60

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 New Orleans Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
New Orleans Redevelopment Authority	Local Government	\$ 0.00
UNITY of Greater New Orleans	Non-Profit	\$ 500,000.00

Location Description:
 Orleans Parish in eligible NSP2 census tract 60

Activity Description:
 Complete redevelopment of 60 units located on Tulane for housing available to households making less than 50% AMI. Property is vacant and abandoned or foreclosed.

Grantee Activity Number: 05 VOB - LLT
Activity Title: VOB - new construction

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 04/01/2011

Projected End Date:
 02/13/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 500,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 500,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	13			0.00
# of Households	13			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	13
# of Housing Units	13
#Units w other green	13
#Units with solar panels	6

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 VOB Development LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
VOB Development LLC	Unknown	\$ 500,000.00

Location Description:
 Orleans Parish in target census tracts 33.02, 33.07 and 33.08

Activity Description:
 Rehabilitation, redevelopment or new construction of at least 13 properties for single family housing available for purchase to families making 120% AMI or below. This activity will be undertaken by VOB Development who was selected according to NORA's developer selection process in order to replace Volunteers of America, a consortium member that decided not to participate. This replacement is in accordance with an August 5, 2010, HUD approved amendment request.



Grantee Activity Number: 06 - financial counseling
Activity Title: Homebuyer Financial Counseling

Activity Type:

Public services

Activity Status:

Planned

Project Number:

06

Project Title:

Homebuyer Financial Counseling

Projected Start Date:

12/01/2010

Projected End Date:

02/13/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds:

\$ 150,000.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

EXEMPT

Total Funds Amount:

\$ 150,000.00

Benefit Report Type:

Direct (Person)

Proposed Beneficiaries

of Persons

Total

100

Low

35

Mod

Low/Mod%

35.00

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

New Orleans Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

New Orleans Redevelopment Authority

Organization Type

Local Government

Proposed

\$ 150,000.00

Location Description:

Orleans Parish

Activity Description:

Financial Counseling for potential buyers of all NSP2 housing.

Action Plan History

Version

B-09-CN-LA-0041 AP#1

Date

05/04/2010