

**Grantee: New Orleans Redevelopment Authority**

**Grant: B-09-CN-LA-0041**

**April 1, 2010 thru June 30, 2010 Performance Report**

**Grant Number:**

B-09-CN-LA-0041

**Obligation Date:****Grantee Name:**

New Orleans Redevelopment Authority

**Award Date:**

02/11/2010

**Grant Amount:**

\$29,782,103.00

**Contract End Date:**

02/11/2013

**Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Lois Colson

## Disasters:

### Declaration Number

NSP

## 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](http://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](http://www.noraworks.org) or by calling (504) 658-4400

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$29,782,103.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$29,782,103.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$300,000.00	\$300,000.00
<b>Program Funds Expended</b>	\$156,889.82	\$218,407.99
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,978,210.30	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,978,210.30	\$2,978,210.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$7,445,525.75	\$7,755,000.00

## Overall Progress Narrative:

The consortium meets bi-weekly to discuss specific implementation challenges and strategies for coordination on everything from bulk purchasing to documenting eligible costs to redevelopment initiatives. Solicitations for the following were released during quarter 2, all of which we anticipate to be contracted in quarter 3; Section 3 consultant, Gentilly Developer, Demolition project manager. In addition, an additional staff person was hired to facilitate overall program management. Environmental reviews for 230 were cleared in quarter 2 and the ERR programmatic review is estimated to complete in mid-August after which site specific ERR reviews will occur more quickly. All consortium members completed their procurement policies and identified their unique processes for procuring contractors in quarter 2. The majority of consortium members are releasing solicitations during the early part of quarter 3 to contract with builders. Several members are scheduled to receive batches of vacant lots from the State's land trust during the beginning of quarter 3 in order to begin construction.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Administration & Program Management	\$0.00	\$2,978,210.00	\$0.00
02, Eligible Act B	\$0.00	\$4,870,000.00	\$0.00
03, Eligible Act C	\$0.00	\$100,000.00	\$0.00
04, Eligible Act D	\$0.00	\$2,978,209.00	\$0.00
05, Eligible Act E	\$0.00	\$18,355,684.00	\$0.00
06, Homebuyer Financial Counseling	\$0.00	\$500,000.00	\$0.00
9999, Restricted Balance	\$0.00	(\$29,782,103.00)	\$0.00

## Activities

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

**Activity Category:**

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

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Green Coast Enterprises

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$420,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$420,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$300,000.00	\$300,000.00
<b>Program Funds Expended</b>	\$25,780.00	\$25,780.00
Green Coast Enterprises	\$25,780.00	\$25,780.00
New Orleans Redevelopment Authority	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**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.

**Location Description:**

Across all 23 eligible census tracts in Orleans Parish

**Activity Progress Narrative:**

Participation on a weekly basis to facilitate consortium meetings and advise lead on green building standards. Efforts include coordinating bulk purchasing strategies, solar options, strategies for leveraging other grants (DOE/City program and Enterprise grant), clarifying and advice on energy saving and sustainable standards in rehab and construction, coordinating with building sciences to ensure every consortium members' plans/specs are reviewed.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>01 Program Administration</b>
<b>Activity Title:</b>	<b>Administration, Perf. &amp; Compliance</b>

**Activity Category:**

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

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

New Orleans Redevelopment Authority

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,558,210.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,558,210.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$131,109.82	\$192,627.99
New Orleans Redevelopment Authority	\$131,109.82	\$192,627.99
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**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.

**Location Description:**

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

**Activity Progress Narrative:**

Includes 1) program staff 2) Environmental Records including; the documentation, review and final environmental clearance of 230 properties, programmatic review of entire program, and lead protocol and 3) IT consulting to ensure accuracy and longevity of asset management system.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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