

PUBLIC NOTICE**REQUEST FOR QUALIFICATIONS AND PROPOSALS FOR PARTICIPATION
2013 GENTILLY REDEVELOPMENT INITIATIVE
CONDUCTED BY NEW ORLEANS REDEVELOPMENT AUTHORITY**

Notice is hereby given that the New Orleans Redevelopment Authority (NORA) is seeking qualifications and proposals from qualified entities and individuals interested in purchasing and redeveloping properties as single- or two-family homes, as applicable, in the Gentilly neighborhood within the boundaries of Robert E. Lee Boulevard, the London Avenue Canal, Mirabeau Avenue, and Wisner Boulevard.

Applicants must submit completed applications to the New Orleans Redevelopment Authority (NORA), ATTN: Kristy Sclafini at 1409 Oretha Castle Haley Blvd., New Orleans, LA 70113 or kdsclafini@nola.gov. Only complete applications will be reviewed. NORA will accept applications beginning September 11, 2013 and will make awards on a rolling basis.

An informational meeting will be held at NORA's offices, located at 1409 Oretha Castle Haley Boulevard, 4th Floor, on Tuesday September 17th from 4 p.m.-6 p.m. Respondents are urged—but not required—to attend this meeting, where NORA staff will discuss the RFP response requirements and answer any questions.

The application will remain open until November 1, 2013, at 4:00 p.m. Copies of the Request for Qualifications and Proposals may be obtained from NORA at the above address. NORA reserves the right to cancel any and all solicitations and to accept or reject, in whole or in part, any and all proposals for any reason, to re-open this solicitation for subsequent phases or to redevelop the project by other means at NORA's sole discretion.

1. Background

The New Orleans Redevelopment Authority (NORA) is the owner of a number of properties throughout the City of New Orleans acquired through the State of Louisiana's Road Home Program, expropriation or other means, including a number of properties, both vacant and structures, in the Gentilly neighborhood within the bounds of Robert E. Lee Boulevard, the London Avenue Canal, Mirabeau Avenue, and Wisner Boulevard. NORA's mission and goal is to facilitate the redevelopment of these properties and to create a positive impact on the overall neighborhood stability of this area. NORA seeks to make available these properties for residential development, particularly in connection with the development of attractive, energy efficient, hazard resilient, and affordable residential properties that are consistent with the existing neighborhood fabric. NORA particularly seeks applicants who are able to leverage other funding for development and who are able to promptly commence and complete development of these properties in a timely manner.

2. Instructions to Respondents

NORA is seeking qualifications and proposals from qualified entities and individuals interested in purchasing and redeveloping properties as single- or 2- family homes, as applicable, in the Gentilly neighborhood.

NORA is offering approximately 34 properties in Gentilly, provided herein as set forth on Exhibit A (subject to minor modification based upon other NORA programs). **The purchase price of the properties will be based upon the appraised value of said properties. However, NORA will consider requests by developers for the purchase of properties at discounts as provided herein.** All properties offered in this Request For Qualifications and Proposals will be vacant lots or structures as indicated on Exhibit A, to be developed as single-or 2 family homes, as applicable with current zoning of the properties. The final disposition of these properties to an end user through lease or sale should be included in the response, together with the applicant's marketing plan (and whether the applicant will target sales to low to moderate households) and projected timeline for disposal. Applicants should include in their responses properties selected, in the order of preference.

The selected applicants will be required to enter into a purchase and development agreement with NORA based on properties awarded, which agreement shall include timelines for acquisition and development.

NORA desires applicants who have the ability to obtain sufficient financial resources to complete a timely redevelopment project and to assist potential homeowners and tenants in completing the purchase or leasing process, including obtaining necessary homeowner financing or rental assistance as may be needed. Familiarity and experience in accessing federal subsidies such as Low-Income Housing Tax Credits and State and Local loan or grant programs including soft-second funding, down payment assistance and other financial resources will be beneficial. A description of available affordability strategies and techniques to support and promote a viable mixed-income community will also be evaluated.

Where available and consistent with HUD and NORA guidelines, NORA may provide the opportunity to purchase available NORA properties at a discount provided such properties are sold

to low and moderate income families, alleviate slum and blighted conditions, and the construction complies with NORA's building standards.

Please note that NORA disclaims any knowledge as to previous uses or the condition of the properties. All due diligence is the responsibility of the applicants and all applicants are urged to satisfy themselves with respect to the physical condition of the properties and the development thereof prior to closing. The properties will be sold "**AS IS**", "**WHERE IS**", with all defects and vices, whether latent or apparent, known or unknown. NORA makes no representation or warranty with respect to the presence or absence of hazardous materials or any other environmental conditions that may impact the value of the properties or any future development thereon. Applicants are encouraged to perform his/her own independent inspections, inquiries and due diligence concerning the properties. The selected applicants agree to accept the awarded properties with its current zoning, easements, restrictions and any and all rights-of-way appertaining thereto.

Applicants must have all financing in place at the time of execution of purchase agreements, and will be required in close within thirty (30) days after execution unless such date is extended by NORA in its sole discretion for good cause.

How to respond to the RFP

All respondents should submit written responses and the required documentation as set forth on the attached Developer Application. Only complete applications will be considered. The ideal respondent(s) must have the financial and organizational capacity to successfully implement the project in a timely manner. Extensive experience in residential development and redevelopment in the City of New Orleans and/or Louisiana is preferred. Applicants must be in good standing with the New Orleans Redevelopment Authority, State of Louisiana, City of New Orleans, and the US Department of Housing and Urban Development (HUD) to be eligible for consideration.

PLEASE NOTE - NORA will require that the redevelopment of the first phase of awarded properties must be completed within 12 months of purchase. A phasing plan may be required by NORA if an applicant is selected for more than five (5) properties.

Purchase agreements must be executed within fifteen (15) calendar days after delivery, or NORA may elect to cancel the award. The contract will allow NORA to re-acquire the property through a right of reversion if redevelopment is not completed in a timely fashion.

NORA will assist the top-scoring respondents in connecting with applicable neighborhood and community organizations, to directly present their design concepts and marketing plans.

All inquiries concerning this RFP should be directed in writing to: Kristy Sclafini, Development Assistant 1409 Oretha C Haley Blvd. New Orleans, LA 70113 or at kdsclafini@nola.gov. NORA will not be responsible for any oral instructions.

1. Evaluation Criteria & Qualifications for Proposals

Developers, small entrepreneurs and individuals interested in responding to this RFP will be evaluated based on their demonstrated ability to satisfy the criteria enumerated below. "Applicant" refers to both developers and individuals. **PLEASE NOTE** that this application is only available to individuals or entities which intend to build single- or 2- family homes for sale or rental. Only those applicants who have demonstrated the financial and organizational capacity to successfully implement the project in a timely manner will be selected. Extensive experience in residential development and redevelopment experience in the City of New Orleans and/or Louisiana are preferred.

2. Evaluation Process

All proposals submitted in response to this RFP will be reviewed for their relative strengths and weaknesses. Selections will be based on the completeness and quality of responses to this solicitation. Applicants must provide accurate contact information and attest to the veracity of the information supplied. At its discretion, NORA staff may contact references and industry sources, investigate previous projects and current commitments, interview some or all of the proposed development team members, and take any other information into account in its evaluation of the responses. NORA reserves the right to request clarification or additional information and to request that proposed developers make presentations to the NORA Board of Commissioners, community groups or others.

All evaluations shall be made according to the criteria set forth herein and will be made according to NORA's business judgment.

3. Act of Sale and Disposition Agreement

Once an applicant is selected, the parties shall enter into a purchase and development agreement for the awarded properties based on the standard NORA form. These agreements shall ensure that the properties are developed in a suitable and timely manner, and provide for NORA's reversion rights in the event that properties are not developed as required. Among other matters, these agreements shall ensure that the properties comply with the submission requirements contained in the RFP and any other regulating requirement as may be determined. The selected applicants will be responsible for all customary closing costs associated with closing, including without limitation, all recordation and closing costs, financing expenses, survey, notarial fees for passing the Act of Sale, title insurance and/or examination and all fees and costs of services related to any financing. Taxes will be prorated from the date of closing. If any of the foregoing time periods are not met, NORA may elect to cancel the award and accept another application or proceed in any other manner determined by NORA.

4. Publication and Promotion

This RFP shall be posted on the NORA website, www.noraworks.org, advertised in the Times-Picayune and will be available upon request. The selected applicants agree to participate in any reasonable promotional activity and to prominently display NORA signage on the site of redevelopment. Such signage must be at least as large as standard real estate "For Sale" signs as

determined by NORA. The selected applicant also agrees to participate in community meetings scheduled by NORA and to make information about their plans available to the community.

5. NORA Cooperation

To the extent feasible, NORA will reasonably cooperate with the selected applicant in its efforts to secure additional funding, public and private incentives and permits, licenses, approvals or variances.

6. Additional Requirements

NORA reserves the right to add or modify any and all requirements that are needed to effectuate the goals of this program or comply with legal requirements. NORA reserves the right to amend the instructions, requirements, general and special conditions, scope of work, and specifications of this RFP up to the time set for the sale of properties. Copies of such amendments shall be furnished to all prospective bidders who have submitted proposals and shall also be posted to NORA's website. Where such amendments require significant changes in the scope of the program, the date set for proposals may be postponed by such number of days as in the opinion of NORA shall enable prospective bidders to revise their proposals.

7. Schedule

This schedule is subject to change, and all respondents will be provided the earliest possible notice of changes.

Issuance of RFP

September 11, 2013

RFP Response Period Closes

November 1, 2013 (4pm CST)

Upon closing of the RFP response period, NORA staff will begin evaluating responses, scoring responses, and contacting applicants.

EXHIBIT A – SPECIFIC PROPERTY INFORMATION

The anticipated list of properties is provided below. The acquisition price for all properties is based on their appraised value. The average property price varies depending on the location. **Discounts may be given at NORA’s discretion based on an applicant’s demonstrated ability and plan to provide affordable housing for low to moderate income families and to adhere to NORA’s building standards.** To see a map of the properties listed below please visit:

<http://batchgeo.com/map/71c6a11848875812076896fdb2cefb4>

Identifier	Parcel Address	Current Property Condition
ORL004074	1265 FOY ST	VACANT LOT
ORL065203	1280 - 1278 MILTON ST	VACANT LOT
ORL119935	1282 OWENS BLVD	STRUCTURE
ORL106731	1306 FOY ST	VACANT LOT
ORL090421	1331 MILTON ST	STRUCTURE
NOR900495	1500 CATON ST	STRUCTURE
ORL055218	1525 HARCOURT DR	VACANT LOT
ORL119203	1537 HARCOURT	VACANT LOT
ORL062275	1612 KING DR	VACANT LOT
ORL015016	1671 PRATT DR	VACANT LOT
ORL021182	1695 PRATT DR	VACANT LOT
ORL127558	3401 HAVANA ST	STRUCTURE
ORL041286	3616 JUMONVILLE ST	VACANT LOT
ORL119134	3630 HAVANA ST	VACANT LOT
ORL086620	3719 -21 ENCAMPMENT ST	VACANT LOT
ORL164368	3767 VIRGIL BLVD	VACANT LOT
ORL071996	3904 BUCHANAN ST	VACANT LOT
ORL114018	4101 VIRGIL BLVD	VACANT LOT
ORL146787	4134 DUPLESSIS ST	STRUCTURE
ORL052479	4207 RAYNE DR	VACANT LOT
ORL189578	4211 - 4213 CADILLAC ST	VACANT LOT
ORL176132	4219 VAN AVE	VACANT LOT
ORL006695	4228 JUMONVILLE ST	VACANT LOT
ORL113444	4313 RANDOLPH AVE	VACANT LOT
ORL075929	4333 JEANNE MARIE PL	STRUCTURE
ORL052668	4342 RANDOLPH AVE	VACANT LOT
ORL056278	4354 RANDOLPH AVE	VACANT LOT
ORL043160	4378 RANDOLPH AVE	STRUCTURE
ORL233429	4409 JEANNE MARIE PL	VACANT LOT
ORL018114	4412 PERLITA ST	VACANT LOT
ORL109305	4413 PARIS AVE	VACANT LOT
ORL122391	4416 WELLINGTON AVE	VACANT LOT

ORL144162	4439 WELLINGTON AVE	VACANT LOT
ORL020605	4737 MILES DR	VACANT LOT
ORL023838	4723 MILES DR	VACANT LOT

*Properties may require updated appraisals.