

## PUBLIC NOTICE

### REQUEST FOR PROPOSALS FOR PARTICIPATION IN MID-CITY NEIGHBORHOOD REDEVELOPMENT INITIATIVE CONDUCTED BY NEW ORLEANS REDEVELOPMENT AUTHORITY (NORA)

Notice is hereby given that all materials requested herein must be received by the New Orleans Redevelopment Authority (NORA), ATTN: Alice Martin at 1340 Poydras Street, Suite 600, New Orleans, LA 70112 no later than **July 10, 2009 at 4:00 p.m.** Copies of the Request for Proposals may be obtained from NORA at the above address. NORA reserves the right to accept or reject any and all proposals and/or any portions of proposals.

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## **Proposal Submission Deadline: July 10, 2009**

### **1. Project Overview & How to Respond**

NORA is seeking proposals from entities - including individuals, small and large developers, both for-profits and non-profits - interested in purchasing properties and supporting redevelopment activities in the Mid-City neighborhood, more specifically the area bounded by Tulane Avenue and Interstate 10, Broad Street, Orleans Avenue and City Park Avenue.

NORA anticipates acquiring approximately 65 properties in the area through a combination of transfers from the Louisiana Land Trust (LLT), expropriations and adjudications. All potentially available property are listed in Exhibit B and the minimum bid shall be based upon the appraised value of said properties plus NORA's fees, which are \$2500 per property when NORA initiates legal proceedings on the property. There are no NORA fees for LLT properties. The majority of NORA's properties are vacant lots or structures in need of significant rehabilitation.

**PLEASE NOTE:** Transfer of these properties is subject to NORA completing expropriation, adjudication or receiving these properties from the Louisiana Land Trust (LLT), at which point they will have clean title. All NORA properties are also subject to the Lot Next Door ordinance. A list of properties that were determined to be eligible is provided in Exhibit B.<sup>1</sup> In addition to the formal Lot Next Door program, NORA will take applications from individuals who may not meet the exact requirements of the ordinance but have a legitimate reason to acquire the adjacent property and are committed to the neighborhood. NORA has met with the community and understands that it is important to balance opportunities for individuals, small entrepreneurs and larger entities, and will select respondents accordingly. NORA reserves the right to prefer equally qualified proposals from smaller entities and individuals.

### **How to respond to the RFP**

Please see the separate **Individual and Small Entrepreneur Response Form** if you are submitting a response as a small entrepreneur or individual for one (1) to five (5) properties. This form is located on NORA's website ([www.noraworks.org](http://www.noraworks.org)) and is available at the NORA office. If you need help responding, please contact NORA.

All responses should include the following:

- Contact Information and Personal/Organization Background:** Please indicate whether you are an individual, small entrepreneur/developer/contractor, or professional developer/builder. Please indicate whether you or your organization is minority or women-owned business enterprise or other similar status (i.e. DBE). Please indicate any connection to the neighborhood or New Orleans.

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<sup>1</sup> Under the Lot Next Door ordinance, property owners with a homestead exemption are given the opportunity to purchase adjacent lots for fair market value. NORA has sent letters to eligible owners and these owners have 60 days to respond.

2. **Properties you are interested in Purchasing:** You should indicate which properties you are interested in purchasing. There is no limit on how many properties a purchaser may attempt to purchase. Please see Exhibit B.
3. **Project Description:** Please provide a narrative description of the project, including why you are interested in purchasing the particular property and whether you own adjacent or neighboring property. If you are interested in purchasing the property to create housing please identify the target population(s), bedroom mix, anticipated financing, operating subsidies, current stage in the planning process, and other relevant information. If you have an alternative property use in mind please indicate whether that activity is permitted under existing zoning and identify how you intend to finance the activity. Please also indicate how this alternative goal is consistent with the neighborhood's recovery goals.
4. **Price:** The price you would bid for the properties you are interested in. The minimum price for all properties is based on the appraised value plus NORA's fees. If NORA has multiple bidders it may ask for highest and best bids following the RFP. Price will be one factor in NORA's evaluation; however it reserves the right to consider lower bids based on the strength and qualifications of an RFP response.
5. **Qualifications:** All responses should indicate how they will meet the evaluation criteria described below. All properties will be sold to entities that demonstrate they are responsible purchasers and have the ability to successfully alleviate blight. Among NORA's key objectives are to ensure that all dispositions are consistent with the community planning process, respect the neighborhood's unique character and history, and produce high quality housing in a rapid fashion.

**PLEASE NOTE** - NORA's goal is to have redevelopment of all properties completed within 8-12 months of purchase. NORA will require purchasers to sign agreements that require redevelopment to be completed and allow NORA to repossess the property if it is not redeveloped in a timely fashion. If NORA has to exercise its reversionary rights, you will forfeit all money you have paid to acquire the property.

**All inquiries concerning this RFP should be directed in writing to:** Alice Martin, Project Manager or Jasmine Haralson, Community Outreach - 1340 Poydras, Suite 600, New Orleans LA 70112. NORA will not be responsible for any oral instructions.

## **2a. Evaluation Criteria & Qualifications for Housing Proposals**

Developers, small entrepreneurs and individuals interested in responding to this RFP will be evaluated based on demonstrating they can satisfy the criteria enumerated below. The document below delineates developer obligations (interested in multiple properties), versus individual obligations (an entity interested in single properties). Applicant refers to both developers and individuals. **PLEASE NOTE** that these criteria only apply to entities which intend to build or rehabilitate housing or use the property for commercial/mixed use. Individuals interested in purchasing a single lot for expansion of their current property

should complete only section 2b or the separate Individual and Small Entrepreneur Form available on NORA's website or in NORA's offices. If applicants have already completed a prior NORA Redevelopment RFQ/RFP, please refer NORA to that prior response and focus on those aspects of this RFP that are distinct from prior applications. If you are an individual or small entrepreneur and need assistance completing this form please contact NORA.

1. Commitment to Neighborhood Participation and the community planning process, (up to 10 points): It is vital that the proposed development nurtures and promotes the vision established by the neighborhoods in this area. Tremendous work has been placed into these plans and it is crucial that these local neighborhood groups continue to participate in the process. Potential applicants should demonstrate how they intend to work with the neighborhood groups to ensure that their products support the communities' goals.
2. Prior Redevelopment Experience & History of Involvement in Community (up to 10 points): Developers must show that they, or their managing principals, have successfully completed housing development projects in the New Orleans Area or other similar urban communities. Developers should provide any photographs or documentation of prior projects. For individuals interested in purchasing properties, they must either demonstrate a past history of rehabbing properties or signed commitments from experienced contractors. Particular consideration will be given to entities that have experience developing successful homes in and around the Mid-City area and/or a connection to the neighborhood.
3. Financial Model (up to 5 points): Developers must include a financial model that describes the expected costs (and proceeds) from the construction, financing and resale of the properties. Models should include all tax credits, government subsidies, and internal equity that participants anticipate utilizing.
4. Adequate Financial Resources, Scalability and Timing (up to 15 points): All applicants must show that they have adequate capital and resources to successfully redevelop their allotment of properties in a rapid fashion and cover all acquisition and predevelopment expenses. All applicants must clearly indicate the method of financing for their proposed redevelopment initiatives, including construction and permanent financing. Ideally, applicants will present a Letter of Intent/Commitment from any proposed sources of funds including banks and equity investors. For financing sources other than recognized financial institutions, applicants should provide verification of that party's financial ability. Potential developers should also demonstrate significant loss and contingency reserves. Developers must also demonstrate adequate staffing resources and the ability to complete a large number of properties in a rapid fashion.

5. Design Prototype (up to 10 points): Applicants will need to produce a thoughtful urban design concept that creates a vibrant street frontage. All applicants proposing new construction must include a prototype of the design(s) they anticipate building, including the method of construction (modular, manufactured, stick-build, etc). Particular consideration will be given to models that utilize environmentally sustainable techniques, innovative building techniques and high-quality materials and finishes. Building designs must be consistent with the surrounding community, neighborhood history, and any historical districts. Buildings are expected to meet all code requirements and the minimum building standards put forward by the Finance Authority of New Orleans. Interested purchasers should be aware that some of the properties are located in a National or Local Historic District and subject to State or HDLC control and approval of building exteriors. Please see Exhibits C and D for a detailed set of guidelines that should be reflected in proposals.
6. (For properties in historic district) Historic Preservation Expertise (up to 10 points): Given the historic character of large portions of the Mid-City neighborhood, NORA is especially interested in sensitive historic renovation and preservation efforts, particularly those that combine historic preservation and sustainable design. Applicants that choose to bid on structures, particularly those in the Historic District, should demonstrate their expertise in historic preservation and rehabilitation. Building materials and finishes should be consistent with the historical character of the structure and the surrounding neighborhood. For applicants building on vacant lots they should indicate how their designs will complement the existing historic character of these neighborhoods. Proposals involving the relocation of historic homes onto vacant lots will be given particular consideration.
7. Innovation, energy efficient and storm-resistant building materials (up to 10 points): Applicants must describe what form of construction they intend to utilize (stick-built, panelized, or modular) and the expected energy efficiency and storm-resistance level of these construction types. NORA requires all homes meet at least Energy Star or Crescent City Bronze requirements and strong preference will be given to homes that exceed these standards. Materials and construction types that impede mold formation, prevent termites, resist projectile impacts, include high levels of insulation and promote energy efficiency will be preferred. Construction techniques that avoid waste and reduce impacts on neighbors will also be preferred. NORA will also prefer projects that utilize materials that are manufactured or sourced in New Orleans. Applicants should also include innovative financing, property construction or management structures, or alternative methods of creating vibrant communities.
8. Disposition Approach (up to 10 points): All developers must describe their disposition strategy and how they will create home-ownership opportunities. For affordable units, respondents should indicate whether they will use any of the following strategies: rent-to-own, limited equity co-ops, credit repair and

soft-seconds. Developers should also indicate how they intend to draw displaced residents of Mid-City and New Orleans as a whole.

9. Diversity and Capacity Building (up to 10 points): It is important that applicants demonstrate a commitment to incorporate minority and women participation, as well as small and local businesses and individuals, in these projects, including but not limited to ownership, financing, design, construction and management. Applicants must include their proposed labor model and describe whether licensed subcontractors will be used during construction. Applicants that incorporate workforce training will be preferred, as will applicants that create opportunities for student participation as part of the Recovery School District's job creation efforts.
10. Access to Subsidies (up to 10 points): In order to help rebuild homes in this community it will be important to have experiences accessing federal subsidies such as New Markets Tax Credits, Low-Income Housing Tax Credits, and Historic Tax Credits. It will also be important to be familiar with State and Local programs including soft-second funds, down payment assistance and other resources that can help support housing demand.
11. Affordability (up to 10 points): Respondents should indicate any affordability strategies they intend to use and what techniques they will use to create a viable mixed-income community.

**2b. Evaluation Criteria & Qualifications for adjacent purchases outside of Lot Next Door program.**

1. **Consistency with community planning process**: Please explain how your proposed re-use of the property will comply with any community development plan, opportunity zone or development activities in the subject property area. Please indicate your connection to the neighborhood and how long you have owned the adjacent property.
2. **Adequate Financial Resources**: Please indicate how you will (1) pay for the property, (2) pay to remedy the blight on the property (including any required demolition, plantings, site preparation, etc.), and (3) pay for any additional activity on the property. If you will require a loan please indicate which entity is providing that loan. Prior to Closing, NORA may require applicants to fill out a construction budget worksheet to ensure adequate funding exists.
3. **Past Performance**: Please provide evidence indicating that whatever property you own is appropriately maintained and there are no taxes or liens on any property you own. If you are in the midst of rebuilding your home, please indicate when you expect to be completed and demonstrate the resources to complete the project.
4. **Any Homestead Exemption**: Please indicate if you ever had a homestead exemption on the neighboring property and, if so, why you no longer have a

homestead exemption and further please indicate where your homestead exemption, if any, is now located. If you have a homestead exemption, please indicate why you were not eligible for the Lot Next Door program.

5. **Proximity:** Please describe if your property is adjacent to your targeted acquisition and how much of a lot line it shares. Please indicate if your property would have been eligible for the Lot Next Door program.

### 3. **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. Bidders 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.

Based on NORA's evaluation, bidders will be deemed highly qualified, qualified and not qualified. NORA reserves the right to prefer highly qualified submissions to qualified submissions and to not accept bids from unqualified entities. All evaluations shall be made according to the criteria set forth above and will be made according to NORA's business judgment.

### 4. **Estimated Bid Price for Available Properties**

All interested participants should indicate what price they intend to offer for the properties they are interested in bidding on. After NORA identifies the final list of properties it shall request final and highest bids from interested and qualified participants. The amount of the bid price for the properties shall be evaluated in conjunction with the other factors described above.

### 5. **Additional Resources – Support for Development**

#### Soft Seconds and Credits:

NORA anticipates that there will be significant funding sources to assist in the redevelopment of these properties including:

- (i) Soft-second funding for first time home buyers making below 80% of AMI;
- (ii) Soft-second funding for former renters making below 80% of AMI, to purchase properties acquired via the Louisiana Land Trust;
- (iii) Soft-second funding through long term community revitalization plan – available for families making between 80-140% AMI; and
- (iv) Future allocation of state housing subsidies and tax credits.

NORA will work to identify these resources and will provide more information on them as the programs are finalized. Potential applicants should indicate whether they have experience with these programs and if they have received prior allocations. As needed, NORA will assist organizations with tax credit deals by signing preliminary option agreements for properties.

Energy Efficiency:

- (i) Federal tax-credits, up to \$2,000 per house, are available to contractors who build energy efficient homes that achieve a reduction in cooling and heating energy consumption relative to a comparable dwelling.
- (ii) Federal tax-credits, up to \$1,500 per house, are available to homeowners who make energy efficient improvements made to doors, windows, HVAC, roofing insulation and other alternative energy sourcing.

**6. Act of Sale and Disposition Agreement**

Once the winning bidders are determined, NORA shall enter into act of sale and disposition agreement regarding these lots 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 recapture rights in the event that properties are not developed in such a manner. Among other matters, these Disposition Agreements shall ensure that the properties comply with the submission requirements contained in the RFP.

**7. Publication and Promotion**

This RFP shall be posted on the NORA website, [www.noraworks.org](http://www.noraworks.org), advertised in the Times-Picayune and will be available upon request. All winning bidders 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" sign and shall be provided by NORA. All winning bidders also agree to participate in community meetings scheduled by NORA and to make information about their plans available to the community.

**8. NORA Cooperation**

To the extent feasible, NORA will support winning bidders in their effort to secure additional funding, public and private incentives and permits, licenses, approvals or variances. NORA will also attempt to assist developers in identifying prospective tenants and homeowners, who will ideally be drawn from the pool of residents displaced from New Orleans and particularly the relevant neighborhood in which the properties are being redeveloped.

**9. Future Endeavors**

This program is intended to be among the many property dispositions that NORA will conduct. Developer's ability to complete projects pursuant to the conditions contained in this document (and similar future programs) and the applicable Disposition Agreements shall be considered when evaluating applications for future initiatives.

It is NORA's intention that the materials submitted herein shall allow a bidder to be deemed pre-qualified for future projects conducted in a similar manner, subject to necessary updates regarding any financial aspects, neighborhood-specific development considerations, and the particular requirements of those future projects.

**10. Format of Submissions and Deadlines**

Development Team(s) should submit 3 copies of all materials, bound, and in 8-1/2 by 11 format. All materials should be properly identified, marked with "RFP, Mid-City." Boilerplate, glossy and unnecessarily elaborate proposals are neither expected nor

desired. The emphasis of the proposal should be on responding to the requirements set forth in this document. All proposals shall be typewritten.

**Submission of proposals by email or facsimile is not acceptable. Proposals must be received by NORA no later than 4:00 PM on July 10, 2009 at NORA, ATTN: Alice Martin, 1340 Poydras Street, Suite 600, New Orleans, Louisiana, 70112.** It is the sole responsibility of the applicant submitting the proposal to assure it is delivered on time. Delays due to internal routing of misdirected proposals or due to verbal directions given by NORA staff shall be the responsibility of the applicant.

#### **11. Additional Requirements**

NORA reserves the right to add 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.

#### **12. Conflict of Interest**

All bidders agree to disclose any, direct or indirect, current or future, conflict of interest between themselves and NORA, and the employees of said entity.

#### **13. Proposed Schedule**

Issuance of RFP	May 29, 2009
Proposals due	July 10, 2009 at 4:00PM
Evaluation of Proposals	July 10 – July 17, 2009
Official Selection of Development Team(s)	TBD

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

#### **14. Ownership of Proposal**

All materials submitted in response to this request shall become the property of NORA. Selection or rejection of a proposal does not affect this right.

#### **15. Proprietary Information**

Only information which is in the nature of legitimate trade secrets or non-published financial data may be deemed propriety or confidential. Any material within a proposal identified as such must be clearly marked as CONFIDENTIAL in the proposal and will be handled in accordance with the Louisiana Public Record Act, R.S. 44: 1-44 and applicable rules and regulations. Any proposal marked as confidential in its entirety may be rejected without further consideration or recourse.

#### **16. Cost of Preparing Proposals**

NORA shall not be liable for any costs incurred by respondents prior to entering into a contract. Costs associated with developing the proposal, preparing for oral presentations, and any other expenses incurred by the respondent in responding to this RFP are entirely the responsibility of the respondent and shall not be reimbursed in any manner by NORA.

**17. Errors and Omissions in Proposal**

NORA shall not be liable for any errors in proposals. NORA, at its, option, has the right to request clarification or additional information from the respondents. The selected respondents shall be expected to enter into a contract with NORA. The RFP and proposal of the selected respondents shall become part of any contract initiated by NORA. Contract negotiations may begin with the announcement of the selected respondent(s).

**18. Subcontracting Information**

NORA shall have single contract per each proposal/project. The designated party, as identified by the respondent, shall be responsible for all deliverables as outlined in the contract. This general requirement notwithstanding, respondents may enter into subcontractor arrangements. However, the respondent must acknowledge in its proposal total responsibility for the entire contract.

None of the services covered by the respondent's proposal, except those to be completed by a subcontractor, shall be subcontracted without the prior written approval of NORA. NORA reserves the right to withhold approval of subcontracting such portions of the work or services which NORA may deem is not in its best interest.

**19. Rejection or Acceptance of Proposals**

The right is reserved by NORA to waive any irregularities in any proposal, to reject any or all proposals, and to cancel this RFP in whole, or in part, at any time. Any proposal that is incomplete, conditional or obscure, or which contains irregularities of any kind, may be rejected. NORA reserves the right to reject any proposal from a person, firm or corporation which is in arrears or is in default to NORA, on any debt or contract, or which has defaulted as surety or otherwise, upon any obligation to NORA, or has failed to perform faithfully the obligations of any previous contract with NORA.

**20. Applicable Law**

Agreements shall be governed and/or construed in accordance with the laws and jurisprudence of the State of Louisiana. At the time of respondent's submission of its RFP response, the respondent shall be in compliance with all applicable laws of the State of Louisiana, the United States and local ordinances, including licensure requirements.

**EXHIBIT A: STANDARD CONTRACT APPENDICES**

**APPENDIX "A" - RESPONDENT GUARANTEES**

The Respondent certifies it can and will provide and make available all services set forth in Scope of Work and Time Requirements ***and that it holds the federal, state, and/or local licenses required to do so.***

Signature of Official: \_\_\_\_\_

Name (typed): \_\_\_\_\_

Title: \_\_\_\_\_

Firm: \_\_\_\_\_

Date: \_\_\_\_\_

**APPENDIX "B" - RESPONDENT WARRANTIES**

- A. Respondent warrants that it is willing and able to comply with State of Louisiana laws with respect to foreign (non-State of Louisiana) corporations.
- B. Respondent warrants that it will not delegate or subcontract its responsibilities under the contract without the prior written permission of the New Orleans Redevelopment Authority.
- C. Respondent warrants that all information provided by it in connection with this proposal is true and accurate.

Signature of Official: \_\_\_\_\_

Name (print or typed): \_\_\_\_\_

Title: \_\_\_\_\_

Firm: \_\_\_\_\_

Date: \_\_\_\_\_

**APPENDIX "C" - NON-COLLUSION STATEMENT**

State of Louisiana \_\_\_\_\_

Parish of Orleans \_\_\_\_\_

\_\_\_\_\_, states that he/she \_\_\_\_\_ (a partner of the firm, officer of the corporation, or individual making the foregoing proposal or proposal), that said proposal is genuine and not collusive or sham; that-said respondent has not colluded, conspired, connived or agreed, directly or indirectly, with any respondent or person to put in a sham proposal or to refrain from bidding, collusion, or communication or conference, with any person, to fix the proposal price or affiant or any other respondent information or to fix any overhead, profit or cost element, of any other respondent, or to secure any advantage against any person interested in the proposed contract, and that all statements contained in the said proposal are true.

## **EXHIBIT B – SPECIFIC PROPERTY INFORMATION**

The anticipated list of properties is provided below. They are all subject to NORA's acquisition and completion of the Lot Next Door (LND) program. The minimum bid price for all properties is based on their appraised value plus fees. The average property price varies greatly, depending on the location and condition of the structure. The minimum bid for properties with structures ranges from \$10,000 to \$50,000+ and for vacant lots ranges from \$10,000 to \$25,000+. Given the variable nature of these figures, please contact NORA if you need the minimum bid price for a particular property.

Those properties listed below as "LND Eligible" may become available if adjacent homeowners do not elect to purchase them.

The Status Column denotes the source of the property, whether NORA owns, is legally pursuing, or will transfer from the Louisiana Land Trust (LLT). The Preferred Outcome Column is the outcome desired by Mid-City Neighborhood Organization (MCNO). This information is provided to allow respondents and MCNO to coordinate and support neighborhood redevelopment and rehabilitation efforts. Please see the footnote at the end of this table for further information.

<b>Street #</b>	<b>Street Name</b>	<b>Status</b>	<b>Property</b>	<b>Lot Next Door</b>	<b>Preferred Outcome*</b>
2825	Banks	LLT	Structure	No	
2934	Banks	LLT	Structure	No	Redevelopment
3606	Banks	LLT	Structure	No	Redevelopment
3816	Banks	NORA Owns	Structure	No	Rehab/Redev
4037	Banks	LLT	Lot	LND Eligible	Redevelopment
2761-3	Banks	NORA Owns	Lot	LND Eligible	Redevelopment
3105	Baudin	LLT	Structure	LND Eligible	Rehabilitation
3301	Baudin	In Legal Process	Structure	No	
3827	Baudin	In Legal Process	Structure	No	
2744-46	Bienville	LLT	Structure	No	Rehab/Redev
2816	Cleveland	In Legal Process	Structure	No	Redevelopment
2822	Cleveland	LLT	Structure	No	Rehabilitation
3028	Cleveland	LLT	Structure	No	Rehabilitation
3100	Cleveland	LLT	Structure	No	Rehabilitation
3416	Cleveland	LLT	Structure	No	Rehabilitation
3815	D'Hemecourt	LLT	Lot	LND Eligible	Redevelopment
4152	D'Hemecourt	LLT	Structure	No	Redevelopment

4439	D'Hemecourt	LLT	Structure	No	Rehabilitation
2919	Gravier	NORA Owns	Structure	No	Redevelopment
3108	Gravier	NORA Owns	Lot	No	Redevelopment
3114	Gravier	LLT	Lot	No	Redevelopment
3118-20	Gravier	In Legal Process	Lot	No	Redevelopment
4320	Iberville	LLT	Structure	LND Eligible	Redevelopment
3319-21	Iberville	LLT	Structure	No	Rehabilitation
3717-19	Iberville	LLT	Structure	No	Rehab/Redev
313	Jane	LLT	Structure	No	Redevelopment
341	Jane	LLT	Structure	LND Eligible	Redevelopment
314	N Gayoso	LLT	Structure	No	Rehabilitation
619	N Gayoso	LLT	Structure	No	Rehabilitation
624	N Lopez	LLT	Structure	No	Rehabilitation
211	N Rendon	LLT	Structure	LND Eligible	Rehabilitation
312	N Salcedo	In Legal Process	Lot	No	Redevelopment
326	N Salcedo	LLT	Lot	No	Redevelopment
707	N Salcedo	LLT	Structure	No	Rehabilitation
2805	Orleans	NORA Owns	Structure	No	Rehab/Redev
4225	Palmyra	LLT	Structure	No	Rehabilitation
4706	Palmyra	In Legal Process	Structure	LND Eligible	Redevelopment
500	S Alexander	LLT	Lot (SMALL)	No	Redev/Lot Expansion
437	S Bernadotte	NORA Owns	Lot	No	Redevelopment
315	S Cortez	LLT	Structure	LND Eligible	Rehabilitation
426	S Cortez	LLT	Structure	LND Eligible	Rehabilitation
526	S Cortez	LLT	Structure	LND Eligible	Rehabilitation
315	S Gayoso	LLT	Structure	No	Rehabilitation
426	S Gayoso	In Legal Process	Lot	No	Redevelopment
430	S Gayoso	LLT	Structure	No	Redevelopment
648	S Gayoso	NORA Owns	Lot	LND Eligible	Redevelopment
726	S Gayoso	LLT	Structure	LND Eligible	Redevelopment
746	S Gayoso	LLT	Structure	LND Eligible	Redevelopment

414	S Genois	LLT	Structure	LND Eligible	Rehabilitation
416	S Hennessey	LLT	Structure	LND Eligible	Rehabilitation
519	S Hennessey	LLT	Structure	No	Rehabilitation
515-17	S Hennessey	LLT	Structure	LND Eligible	Redevelopment
417	S Jefferson Davis	LLT	Structure	LND Eligible	Rehabilitation
420	S Olympia	LLT	Structure	LND Eligible	Rehabilitation
541	S Olympia	LLT	Structure	LND Eligible	Redevelopment
135	S Rendon	LLT	Structure	LND Eligible	Rehabilitation
740	S Rendon	In Legal Process	Structure	LND Eligible	Redevelopment
219-221	S Salcedo	LLT	Structure	LND Eligible	Rehabilitation
715	S Solomon	LLT	Structure	No	Rehabilitation
439	S Telemachus	LLT	Structure	LND Eligible	Rehabilitation
533	S Telemachus	LLT	Structure	No	Rehabilitation
223	S White	In Legal Process	Structure	LND Eligible	Rehabilitation
227-29	S White	In Legal Process	Structure	No	Rehabilitation
2755	St Ann	NORA Owns	Structure	No	Rehab/Redev
4025	Ulloa	LLT	Structure	No	Rehabilitation

**\*Preferred Outcome, as desired by Mid-City Neighborhood Organization (MCNO).**

This column of information is provided solely to allow respondents and the MCNO to coordinate and support neighborhood redevelopment and rehabilitation efforts. Properties that are contributing, historic structures in the Mid-City National Register District are under the jurisdiction of the Neighborhood Conservation District Committee (NCDC). Any demolition requests for historic structures must be approved by the NCDC. MCNO's approval of demolition does NOT guarantee it will be approved by NCDC.

**Rehabilitation:** These properties appear to be structurally sound candidates for rehabilitation, and that is MCNO's preferred outcome. MCNO's current position is to oppose demolition when these properties come before the Neighborhood Conservation District Committee for review. However, if a bidder submits a historically sensitive redevelopment proposal and/or documentation that a property cannot be rehabbed due to excessive damage, MCNO will consider changing its position.

**Redevelopment:** MCNO will not oppose demolition requests for structures on these properties. Again, any demolition requests for historic structures must be approved by the NCDC. MCNO's approval of demolition does NOT guarantee it will be approved by NCDC.

## **EXHIBIT C – DESIGN GUIDELINES FOR NEW CONSTRUCTION in Mid-City National Register District (Please see Exhibit D for Rehabilitation Design Guidelines)**

*Respondent's adherence to these guidelines will be considered in the overall evaluation process.*

### **Ceiling Heights and Roof Pitches**

- The proposed height and width of a new building should relate to the typical height and width of the neighboring historic structures;
- Minimum nine (9) foot floor to ceiling height, with a 7/12 or 6/12 roof pitch.

### **Structure Massing** (combination of the building footprint, height and width)

- Building massing should be consistent with that of neighboring structures.

### **Structure Setbacks** (distance a building is located from a property line)

- Front setbacks are very important to the character of a historic district
- Use the average setback of the block to determine the correct setback.
- There should be no parking in front of residences.

### **Exterior Structure Coverings**

- Wooden weatherboards are preferred, but Concrete or Fiberboard weatherboards are acceptable.

### **Doors and Windows**

- Front doors should be wood, seven (7) feet high and have an eighteen (18) inch transom;
- All header heights must align;
- Wood windows are preferable, especially at the front elevation; if vinyl or aluminum windows are used, they should be 1/1 recess mounted, with equal sashes. Traditional New Orleans homes have 3' x 6' windows.

### **Ornamentation or Embellishment**

- Cornices, lintels, arches, balustrades, chimneys, shutters, columns, and other common details, should create a unifying effect on a building and be compatible with the context of the neighborhood;
- Board and Batten shutters should not be used;
- Consider using simple wood picket or metal picket balustrades.

### **Architectural Elements**

Balconies, roofs, porches, chimneys, dormers, parapets, and other parts of a building contribute to its overall shape and silhouette.

- Choice and arrangement of elements of a proposed building should reflect, but not necessarily copy, those of the area's older buildings;
- Porches should be a minimum of six (6) feet deep;
- Roof material should be black to dark grey or galvanized metal;
- Balconies should use a door or slip head (walk through) window for access.

## **EXHIBIT D – DESIGN GUIDELINES FOR REHABILITATION in Mid-City National Register District (Please see Exhibit C for New Construction Design Guidelines)**

*Respondent's adherence to these guidelines will be considered in the overall evaluation process.*

### **Doors and Windows**

All historic door and window openings should be maintained intact, and it is preferred that historic windows and doors be maintained, with pane-less, double-hung storm windows and doors used for energy efficiency if needed. Doors should open inward and be hung on the inner wall surface.

- Front doors should be wood, seven (7) feet high and the transom, if still present, should not be removed.
- Wood windows are preferable, especially at the front elevation; however if vinyl or aluminum replacement windows are used they should be 1/1 recess mounted, with equal sashes. Traditional New Orleans homes have 3' x 6' windows.
- If smaller replacement windows are used, a weatherproof enclosure should be placed inside the original window opening, with the window mounted to the top of the opening so that header heights align.

### **Exterior Coverings**

Concrete or Fiberboard weatherboards are acceptable replacements for wooden weatherboards.

### **Ornamentation or Embellishment**

Rare or important examples of design or detailing, including cornices, lintels, arches, balustrades, shutters, and columns, should be preserved. The fact that these features have survived to the present testifies that they do not impede contemporary function and that there is no justification for their alteration or removal.

### **Architectural Elements**

Balconies, roofs, porches, chimneys, dormers, parapets, and other parts of a building contribute to its overall shape and silhouette. Rehabilitators are encouraged to repair and retain these elements in a sympathetic manner, using the original footprint and materials of the element.

- Roof material should be black to dark grey or galvanized metal.
- Balconies should use a door or slip head (walk through) window for access.

### **Parking**

- There should be no parking in front of residences.