



Iris HANO Scattered Sites 106 Review

November 18th, 2020



HANO
Housing Authority of New Orleans

IRIS DEVELOPMENT TEAM

The mission of Iris Development is to create sustainable, attractive and diverse rental and for-sale housing communities. The Iris team draws from a wealth of local, national and international experience and education in fields such as construction management, ground-up development, design, sustainability, and financial management.

Our investment strategy, which focuses on those areas that show a balanced combination of unrealized promise yet strong fundamentals, allows for wealth creation for residents, communities, and Iris and its investors alike. Our base, the resilient Crescent City, is a guiding example for this, as a place where doing well and doing good are inextricably linked.



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IRIS DEVELOPMENT TRACK RECORD

- \$90+ million developed or in pre-development, approximately \$30 million in Louisiana
- 14 single family homes built and sold, 170 rentals developed and over 450 in the pipeline



SOFT SECOND HOME PROGRAM, NEW ORLEANS, 2012 - 2013



MAGNOLIA GARDENS, NEW ORLEANS 2014 - 2017



2930 BURGUNDY, NEW ORLEANS IN CONSTRUCTION



4218 S. CARROLLTON AVE, NEW ORLEANS 2017 - 2019



NCP/ NIHOP RFP, NEW YORK IN CONSTRUCTION



NORA HOUSING INVESTMENT PROGRAM, NEW ORLEANS 2018 - 2019



CHICAGO SINGLE-FAMILY PORTFOLIO, 2014 - 2018



NORA St. ANN, NEW ORLEANS IN CONSTRUCTION



RENAISSANCE OAKS HOUMA IN CONSTRUCTION

RENTAL PROJECT LOCATION MAP/ IRIS x HANO

1000 Melpomene

3249 Tchoupitoulas

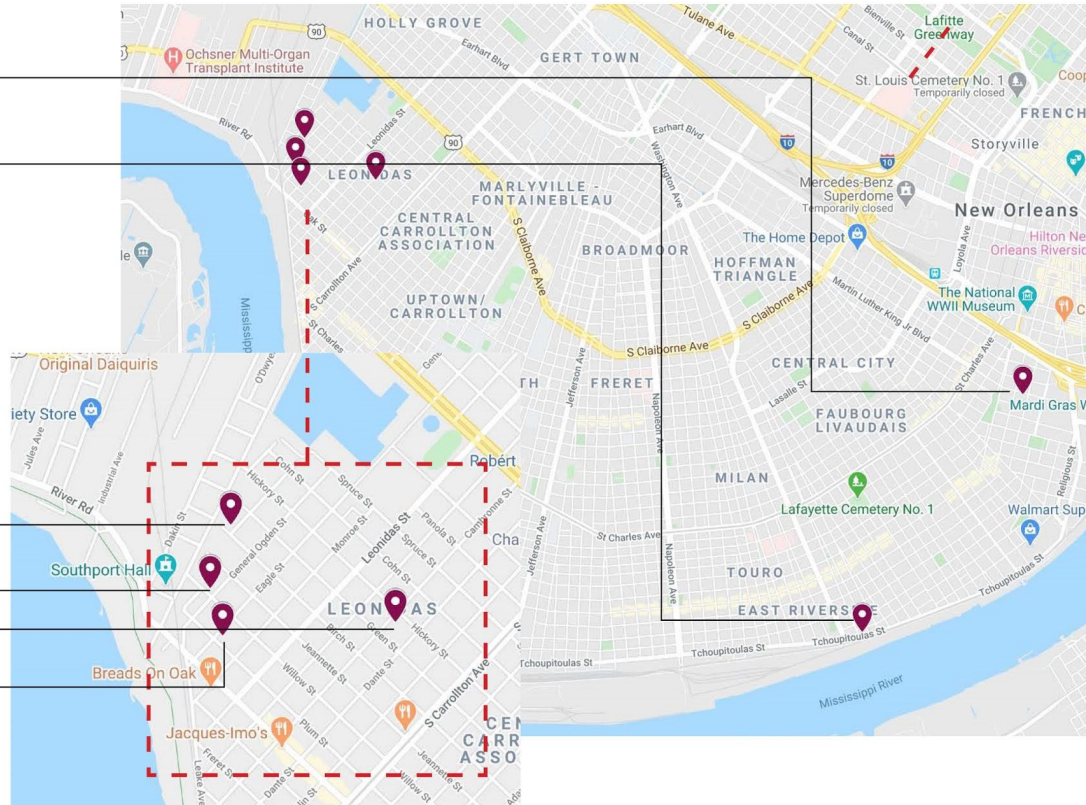
Riverbend Cluster

8951 Birch

1400-40 General Ogden

1711-35 Cambronne

8733 Plum



RENTAL PROGRAM/ IRIS x HANO

Rental Program				
Phase	Address	Market	Affordable	Total
Estimated Start Date – End of 2020/ Estimated Duration of Project: 15 Months				
1	8951 Birch Street	0	6	6
1	8729-8733 Plum Street	0	6	6
1	1000 Melpomene Street	2	4	6
1	1400-40 Gen Ogden Street	8	12	20
Estimated Start Date – Spring of 2021/ Estimated Duration of Project: 12 Months				
2	1715-1735 Cambronne Street	8	6	14
Estimated Start Date – Fall of 2021/ Estimated Duration of Project: TBD				
3	3249 Tchoupitoulas	11	36	47
SUBTOTAL		29	70	99

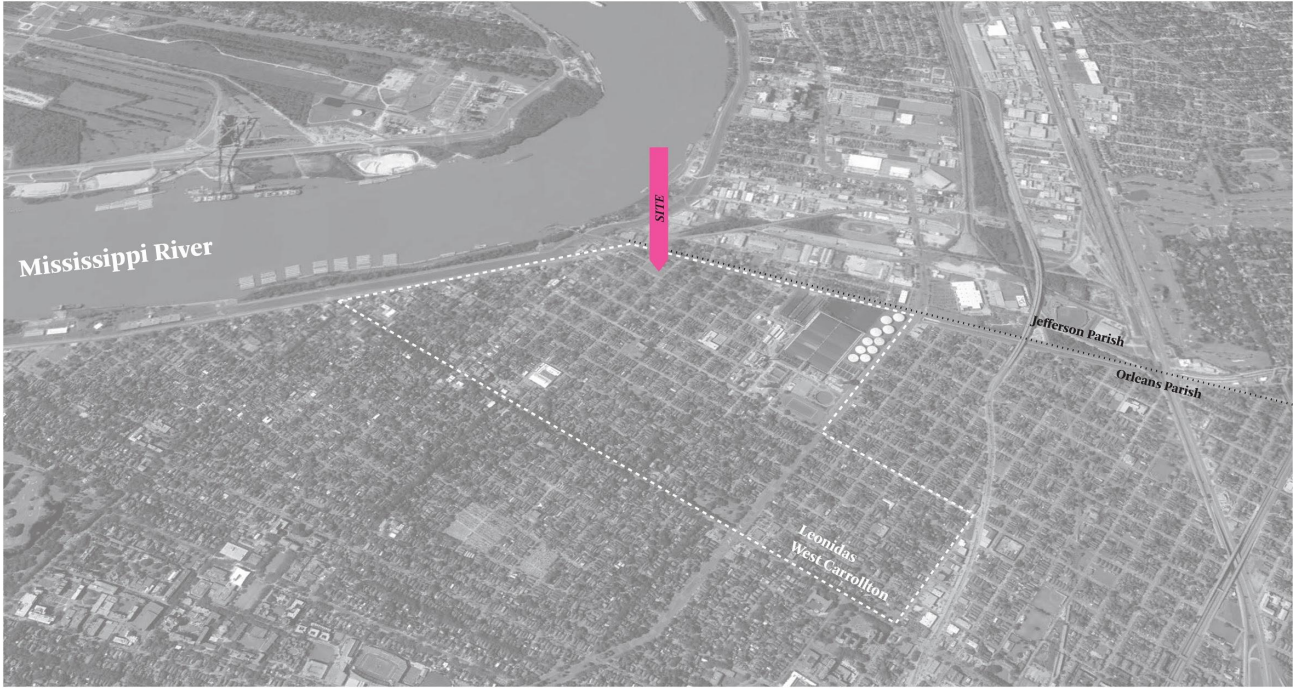
RENTAL SITES DESIGN



General Ogden

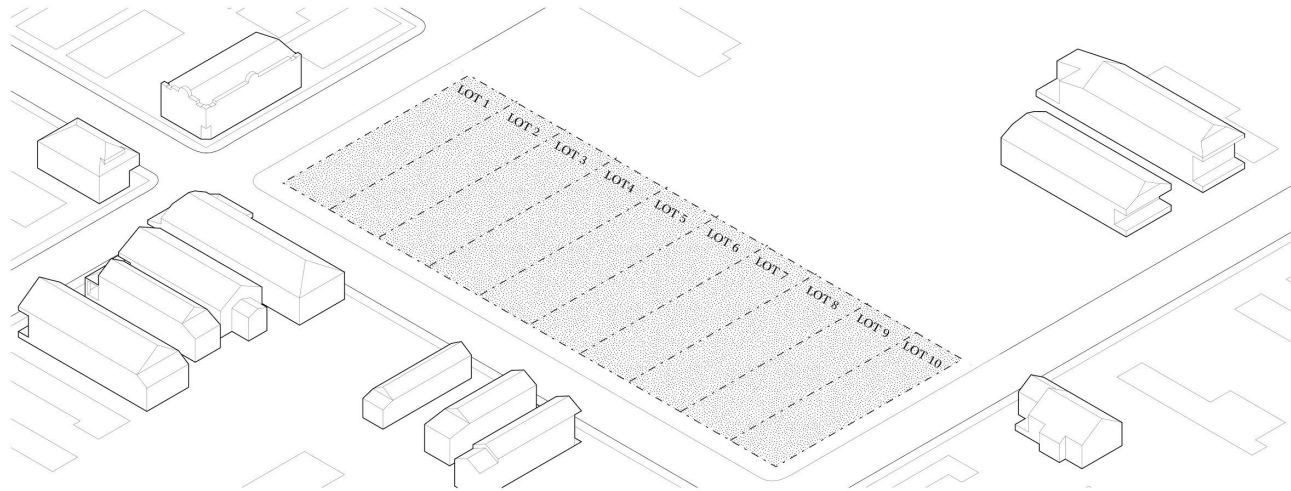
Unit Mix	4 -1BR/ 8 -2BR/ 8 -3BR
Number of Buildings	10
PBV/ Market	12 PBV/ 8 Market

SITE LOCATION/ NEIGHBORHOOD



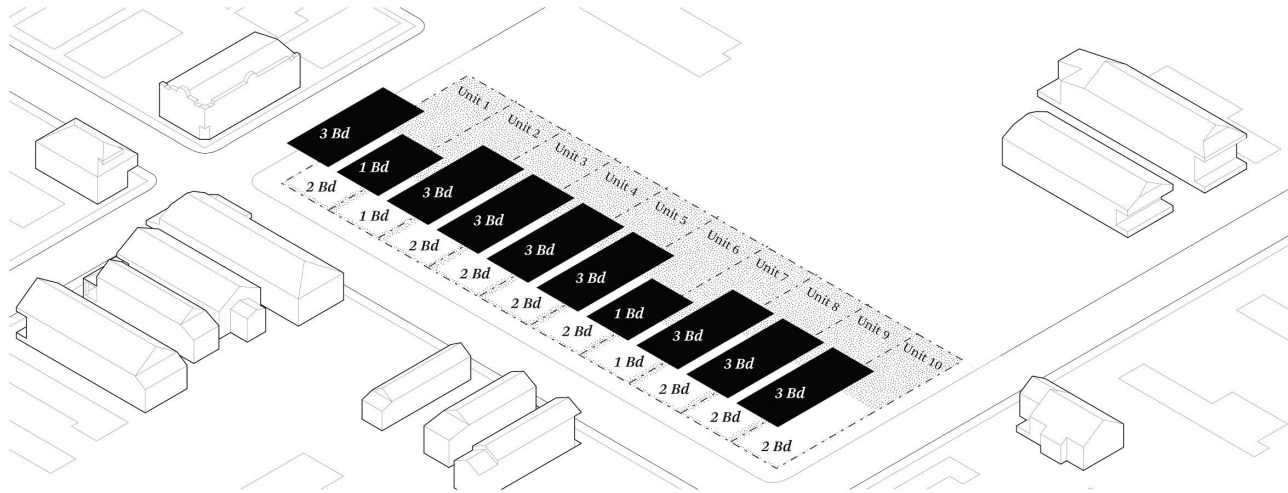
Neighborhood

LOT LAYOUT



Lot Layout

UNIT PLACEMENT



Unit Placement

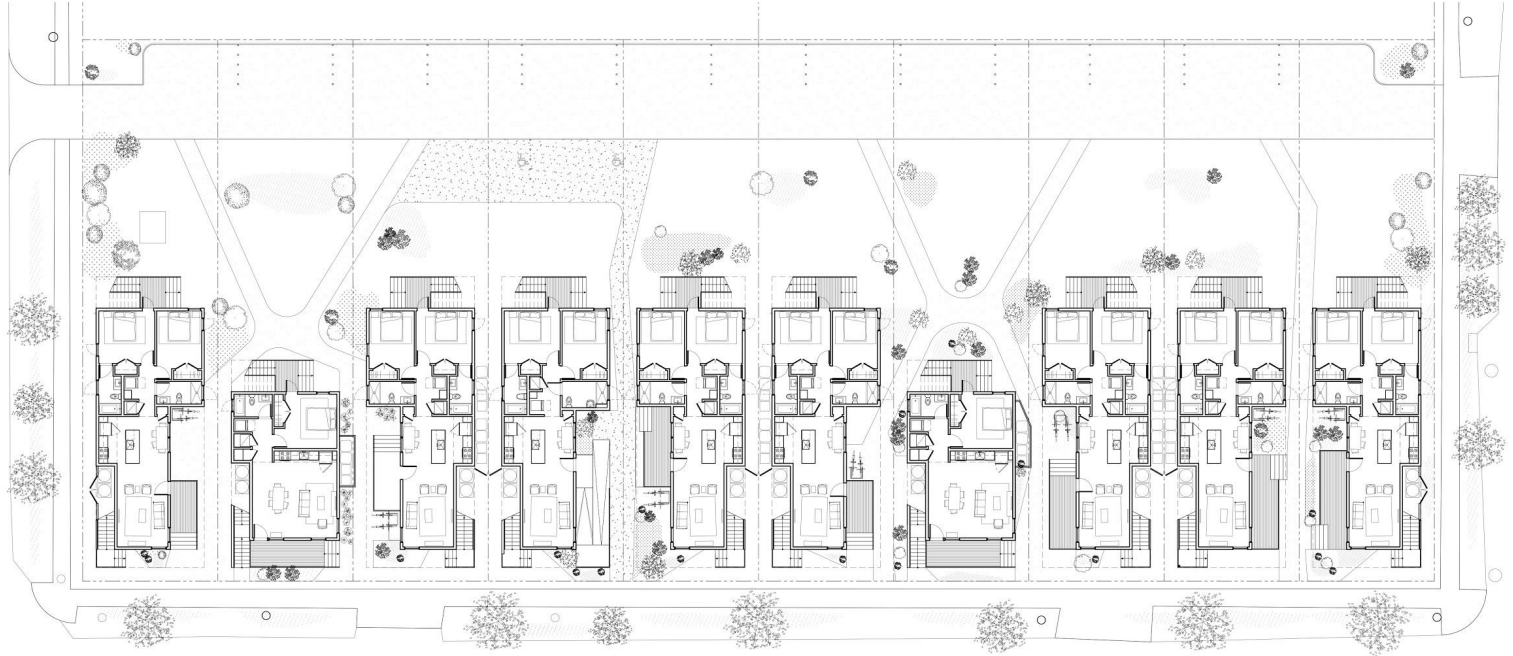
STREET VIEW ALONG GENERAL OGDEN



ENTRYWAY VIEW

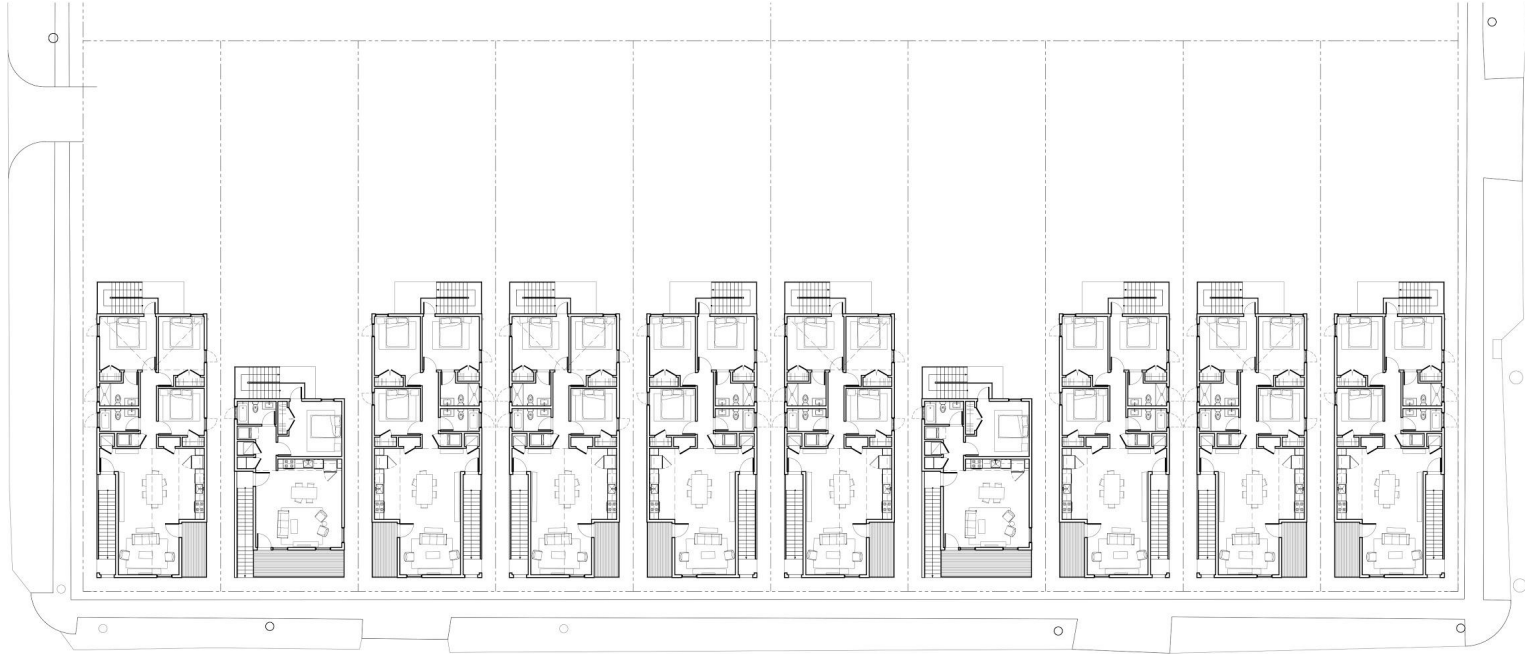


FIRST FLOOR PLAN

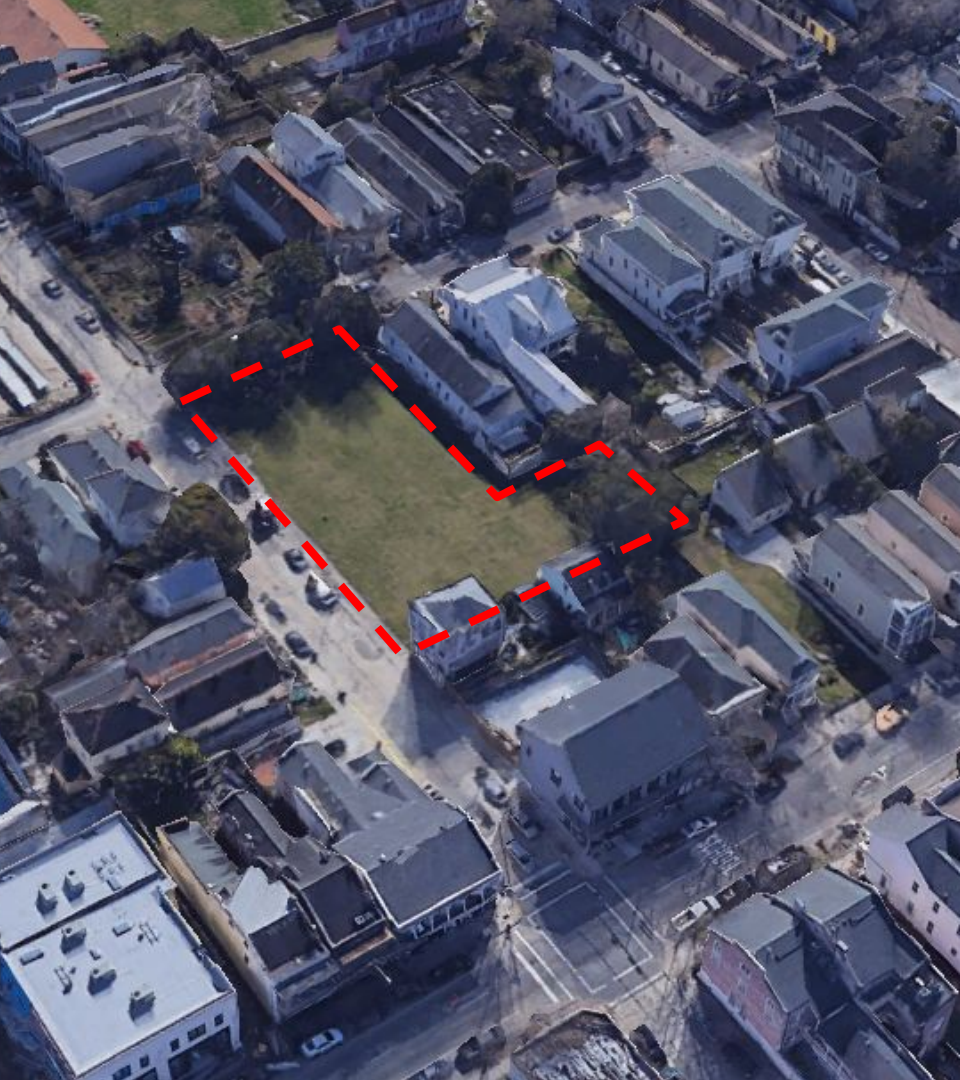


First Floor Plan

SECOND FLOOR PLAN



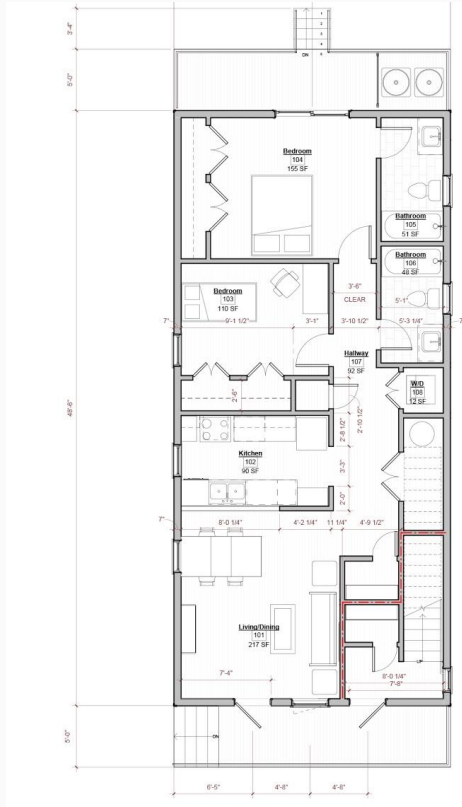
Second Floor Plan



Melpomene

Unit Mix	3 -2BR/ 3 -3BR
Number of Buildings	3
PBV/ Market	4 PBV/ 2 Market

FLOOR PLAN LEVEL 1 + LEVEL 2

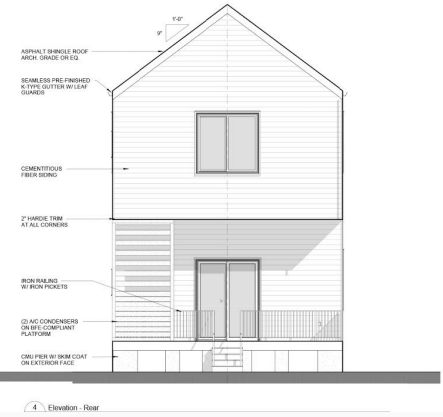
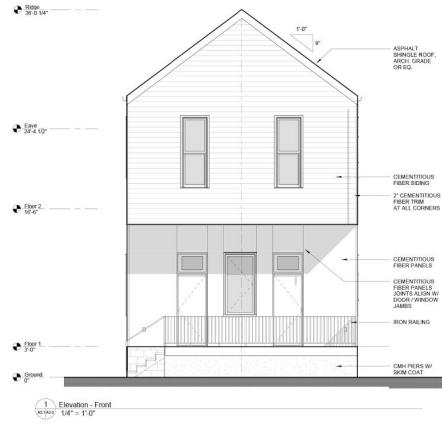


LEVEL 1 - 2BR/ 2BA



LEVEL 2 - 3BR/ 2BA

BUILDING ELEVATION

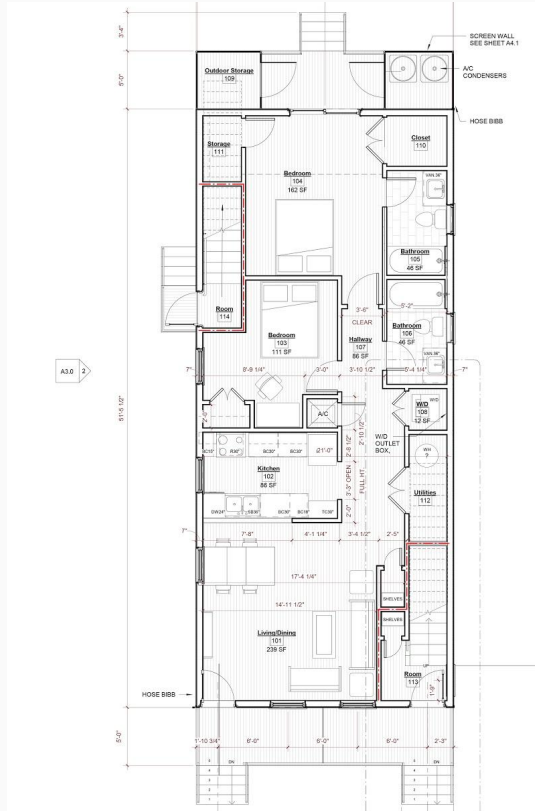




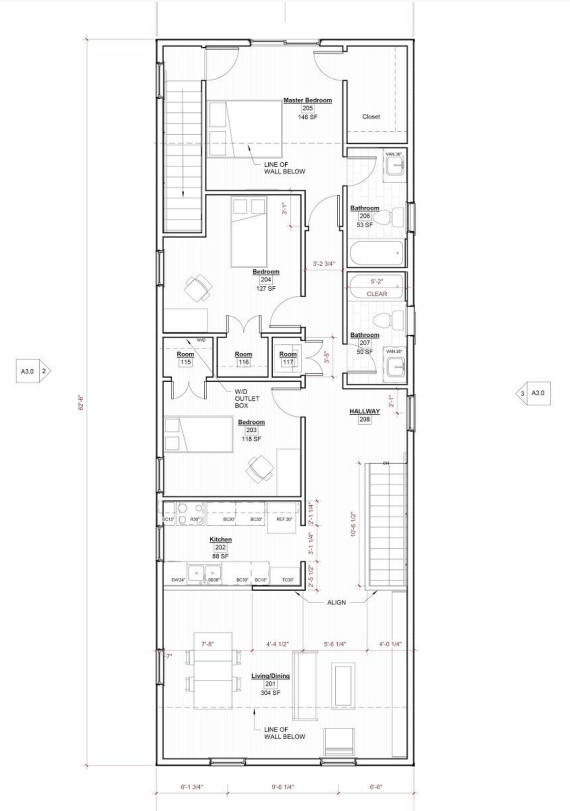
Plum Street

Unit Mix	3 -2BR/ 3 -3BR
Number of Buildings	3
PBV/ Market	6 PBV

FLOOR PLAN LEVEL 1 + LEVEL 2



LEVEL 1 - 2BR/ 2BA



LEVEL 2 - 3BR/ 2BA

BUILDING ELEVATION

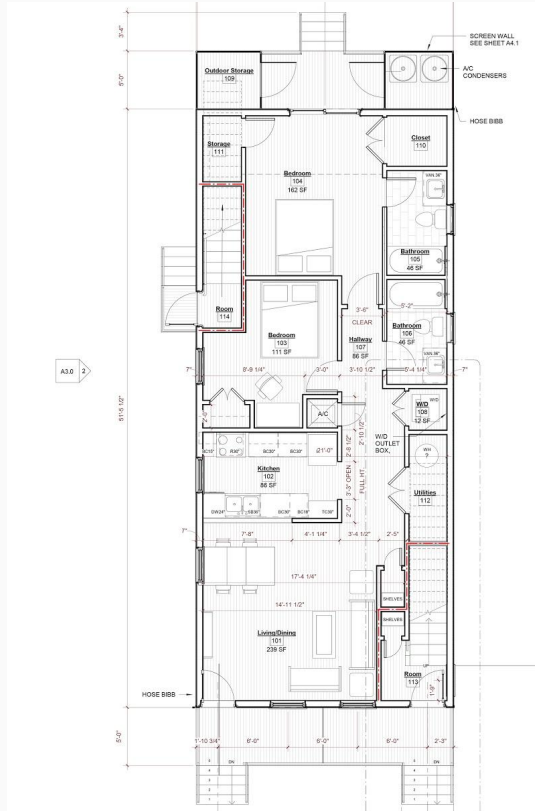




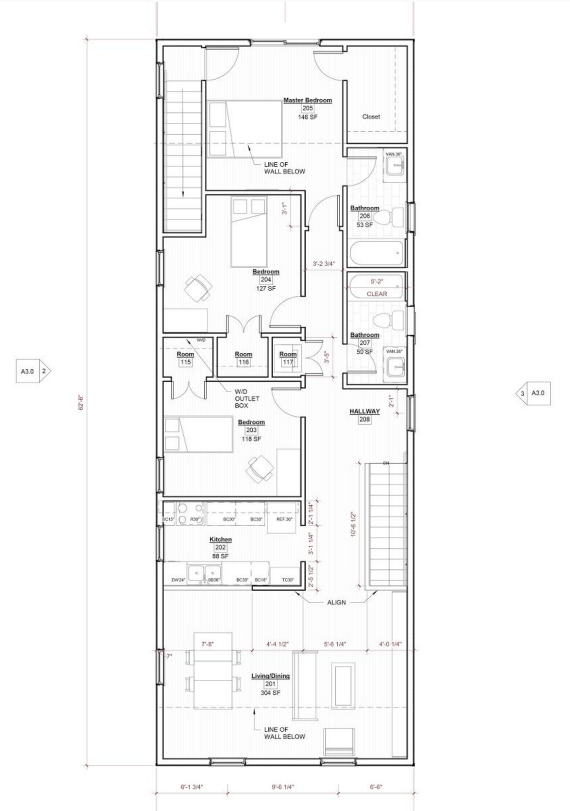
Birch Street

Unit Mix	3 -2BR/ 3 -3BR
Number of Buildings	3
PBV/ Market	6 PBV

FLOOR PLAN LEVEL 1 + LEVEL 2



LEVEL 1 - 2BR/ 2BA



LEVEL 2 - 3BR/ 2BA

BUILDING ELEVATION

