



## February 2018 Standing Committee & Initiative Reports

### Public Policy Committee

The Public Policy Committee met in February to discuss the Comprehensive Zoning Ordinance (CZO) with Alex Miller, of Asakura Robinson. The CZO amendments cycle can start now that the Master Plan has been finalized. The Council voted on the Master Plan at their February 22<sup>nd</sup> regular meeting. The Committee had members present and in support of HousingNOLA's proposed amendments to the Master Plan, which increases the density along high transit areas. The proposed amendments would allow for residents to have access to their jobs without the need of a car. The amendments were approved by the Council unanimously. The Committee also discussed mixed-use properties. Since they could end being market-rate and STR condos, the committee will wait to see what the mixed-use properties are comprised of before fighting for them. However, the Committee will continue to fight for multi-family zoning and more specific zoning that already accounts for affordability. Depending on how the inclusionary zoning rule turns out, the Committee will consider what kind of zoning changes we want and where. The Council is aiming to move forward with the Smart Housing Mix, but they are waiting for a more feasible economic study to push it forward. The Committee will work with the incoming administration to ensure the Smart Housing Mix study gets done.

The Committee is also continuing its work on Short-Term Rentals (STRs) with support from Greater New Orleans Fair Housing Action Center (GNOFHAC) and Jane Place Neighborhood Sustainability Initiative (JPNSI). GNOFHAC and JPNSI are working on guidelines to ensure that operating STR's require homestead exemption, STR platforms are involved with local code enforcement, STR platforms get a license, increase the surcharge to 15% for tourist, and having the fees go into the Neighborhood Improvement Fund. The guidelines would also require platforms take down illegal listings and require them to notify the city if they get complaints of discrimination. An STR Subcommittee was started and will meet in the second week of March. The Committee also had members present at the Utility Committee meeting to speak in opposition to Entergy's proposed gas power plant. The Utility Committee voted in favor of the plant, with only one nay, and the Power Plant will be going to the full Council on March 8<sup>th</sup>. GNOHA will be sending out a call to action closer to date.

Additionally, to further push our work on Section 8 Marketing, Enterprise Community Partners and GNOFHAC are working on focus groups for landlords who are not in the Section 8 program but care about affordability. The subcommittee is working with HANO to see what administration streamlining is feasible. The subcommittee is also working on mobility counseling and search assistance for residents. The Committee is working with Blights Out to review the blight issue and see what policy solutions can be used. We anticipate a follow-up meeting with Blights Out in the early part of March. In the Committee's effort to decrease language access barriers as they pertain to housing, the Committee has reached out to the Language Access Coalition, Puentes, VAYLA, and the Islamic Circle for support and plans to meet with them in March.

### Homeownership Committee

The Homeownership Committee held its first meeting of the New Year in February. At this meeting, the

Homeownership Committee began working on integrating the Energy Efficiency For All (EEFA) policy platforms into aspects of the Homeownership Committee platform. There is concern for homeowners who are cost-burdened due to high energy costs stemming from the older housing stock in the city. By making homes air-, water-, and light-tight, homeowners will see a reduction in their overall energy costs, which in turn reduces the cost of homeownership.

The Committee also discussed an update regarding the reauthorization of the National Flood Insurance Program (NFIP). In January, the Government shut down due to inability to compromise on a fiscal year budget. Homeowners who had not made a payment to the NFIP experienced a three day lapse in coverage. The Committee will continue to support efforts around the NFIP through partner organizations and calls-to-action.

The Committee also determined the best way to display an excel sheet of data about homes bought and sold during 2016. The data has been sorted and analyzed; the data will be presented to the public. The Committee will discuss the MLS data mock up at the next monthly meeting.

### ***Nonprofit Roundtable***

The Nonprofit Roundtable was unable to meet in February. A letter regarding the Nonprofit Rebuild Pilot Program (NRPP) was drafted with the intentions of being sent to the LHC outlining challenges with the program, what changes can be implemented to improve the program, and what changes can be implemented to help the people whose homes were affected. The Roundtable will also discuss a Shared Solution that tracks client contact and will help clients in finding the right resources for their needs.

### **Rental Committee**

The Rental Committee met in February to discuss UNITY's Point in Time (PiT) count and how the Rental Committee can support their work. Since the 2018 PiT count won't be ready until May, the 2017 PiT Count was reviewed with Robbie Keen, UNITY's Director of Research. The PiT count is done in the last 10 days of January to provide HUD with a snapshot of U.S. homelessness. Data is collected on an individual's homeless situation and their access to permanent or transitional housing. UNITY works to get public housing assistance and provide homes for the chronically homeless. Their current goal is to end chronic homelessness, housing them within 30 days (functional zero), in New Orleans by the end of 2018. Chronic homelessness is defined by an individual experiencing homelessness episodically or continuously for 3 years and also having a disabling condition. During UNITY's annual Homes for the Holidays, they housed 182 individuals and 56 families. Pam Callahan, Unity's Manager of Housing Search, works with landlords and property managers to discuss pricing and passing inspections. She also works with Global Green and Energy Smart to see what weatherization and other energy efficient improvements can be used to help reduce utility bills expenses. UNITY has been using Rapid Rehousing Funds to house families without a voucher and to help them with the initial deposit. While the numbers from the PiT count have been trending down, 89% since 2007, UNITY still needs homes in any neighborhood with affordable units for families in Orleans, Jefferson, and St. Bernard Parish, particularly units that have wheel chair and other accessibility options. They are also looking for units in apartment complexes with energy efficiency built in. UNITY offers employment and mental health support for those that might need it. They also provide recently homeless individuals with donated furniture, radios, etc. from their warehouse. Additionally, they use their in house policy grant to provide a vacancy payment if needed. The Committee will work on a UNITY support email and send it out to the Rental Committee and GNOHA Listserv in March.

The Committee also discussed LHC's awarded PiggyBack program NOFA's totaling a little over \$33M. All four of the awards went to developers located in New Orleans. The funds are used to provide funding for the new construction development or acquisition/rehabilitation of multifamily affordable housing developments that provide affordable housing. Providence Community Housing, one of partners, was one of the recipients. The LHC also released their RFP for 2016 flood impacted areas totaling about \$12M. The Master Plan was also discussed as HousingNOLA's proposed amendments were approved by the Council at their February 22<sup>nd</sup> regular meeting. The Committee looks forward to working on the Comprehensive Zoning Ordinance (CZO) with the CPC based on our Master Plan Amendments. The Council also changed all the language surrounding the Rental Registry in the Master Plan to Code Enforcement. The River Front Overlay was also passed without the affordability requirement, endangering the smart housing mix. The Committee will work on getting a track-change version of the Master Plan from CPC to see when and how all the changes came about.

### ***Energy Efficiency for All Coalition***

On February 1, the Rental Committee hosted an Energy Smart Developer Workshop. We discussed the new initiatives added to the Energy Smart residential program, such as AC Tune up, retail rebates, and residential direct load control. The Committee learned that all those programs have an income-qualified aspect that provides the service free of charge. Energy Smart also now does free assessments to see if homes can be more energy efficient and produce savings for homeowners. Their goal for the 2018 residential program is to save 15.5 million kWh. We were told that no project is too big for commercial properties, as they are more likely to see huge savings. Energy Smart doesn't do any benchmarking, but they can set you up with Green Coast Enterprises and WeGoWise. The Committee also had members present at the Utility Committee meeting to speak in opposition to Entergy's proposed gas power plant. The Utility Committee voted in favor of the plant, with only one nay, and the Power Plant will be going to the full Council on March 8th. The Committee will be sending out a call to action closer to date.

### ***Section 8 Subcommittee***

The Section 8 Subcommittee did not meet in February. However, GNOFHAC and HANO announce their Open Neighborhood Program. They will be discussing the Housing Choice Voucher Program and hopes hear advice from landlords interested in the program and affordability on ways the program can work better for landlords. The Subcommittee is also working with HANO to see what administration streamlining is feasible. The subcommittee is also working on mobility counseling and search assistance for residents. Representatives from the Committee will be meeting with the Section 8 Residential Council in early March.

### **Emergency Preparedness Committee**

The Emergency Preparedness Committee did not meet in February. FEMA staffers who were scheduled to present at the February full GNOHA meeting was deployed to assist with Puerto Rican Disaster Recovery and was not able make GNOHA's Monthly meeting. The Committee still has members participating in the National Low-Income Housing Coalition's Disaster Recovery calls and their three smaller focus groups: The Need for Data Transparency, Puerto Rico (including Puerto Ricans in Florida), and The Homeless and Federal Disaster Response. GNOHA and HousingNOLA have signed on to a letter from NLIHC concerning the State of Texas Plan for Disaster Recovery: Hurricane Harvey, which was released on January 18, 2018. The letter focused on the failure of the draft Action Plan to meet the

State's Title VI and fair housing obligations. We have also signed a letter urging congressional leadership to take immediate action on a disaster relief bill that provides housing resources to help survivors recover. The letter asks Majority Leader McConnell, Minority Leader Schumer, Speaker Ryan, and Minority Leader Pelosi to amend the House approved-bill to include implementation of the Disaster Housing Assistance Program (DHAP), direction for FEMA to collect and make public disaster recovery data, and provide other housing resources that ensure the shortage of affordable rental homes in disaster-impacted areas is not worsened. Andreanecia Morris is scheduled to speak on March 1<sup>st</sup> about New Orleans' disaster recovery experience.

### **Capacity Building**

The UNO PLUS Development Finance Certificate Program received the CEA from the City of New Orleans. GNOHA member organizations participated, along with the individuals and organizations identified by The Network for Economic Opportunities. Classes began November 2 and continued into February. On Wednesday, February 21 there was a capacity building update call in which the Capacity Building Calendar was discussed, as well as possible future expansion into Acadia and Northshore. The search for more capacity building opportunities is ongoing.

#### ***Shared Solutions Initiative***

GNOHA continues to gauge interest in the shared solutions initiative, receiving feedback from a core group of organizations. The top three categories of interest remain as financial services, graphic design services, and tax credit education. GNOHA and *trepwise* is in the process of compiling a preferred vendors list for these services, vetting vendors based on quality of work, pricing, and ability to accommodate to our members' general needs.

GNOHA and *trepwise* are working with Annie Cambria to research and curate a professional development workshop series on tax credits for the review of shared solutions participants. Interest in this series is being fielded and plans to pilot the series at a future meeting date is underway.

The potential schedule for a lecture seminar on tax credits for CDCs and community members. Topics include:

- Tax Credits 101: the who, what, when, and why of utilizing tax credits for Affordable Housing (covers the basics of LIHTC, NMTC, FHTC/SHTC).
- Tax Reform and Me: what impact does federal tax reform have on commercial and multifamily housing development.
- Low-Income Housing Tax Credits 201.
- New Markets Tax Credits 201.
- Historic Tax Credits 201

GNOHA is also researching and curating professional development opportunities around finance management, marketing, and donor relations/fundraising that are being offered by local organizations and will continue to share these opportunities with shared solutions participants.

### **Louisiana Homebuyer Education Collaborative**

The Collaborative held the Quarterly Meeting in January. The LHEC certified one new agency in the last cycle, Mid-City Redevelopment Alliance. The Mid-City Redevelopment Alliance has been introduced to the List of Certified Agencies for 2018-2019. In 2018, any organization currently on the certified agencies list will have to reapply for their good standing status during the 2018-2019 Application Cycle. The Application Cycle will open in August 2018.

HUD released the examination schedule for housing counselor certification for 2017; the announcement proclaims the start of the HUD Certified Housing Counselor Examination will be on August 01, 2017. Registration for the Examination will not be open until August 01, 2017. The Collaborative will be creating a group to support its members in completing the new certification requirements.

### **Outreach and Advocacy Committee (Put Housing First)**

On Wednesday, February 21, the platform was distributed to candidates with responses due back to GNOHA by Friday, March 2nd. Throughout the week of March 5 - 9, responsive candidates were asked to participate in an in-depth interview with GNOHA representatives to discuss their survey answers and further explain their positions on the items listed in the platform.

- Royce Duplessis, Grade **91% A**
- Eldon Delloyd "El" Anderson, Grade **82% B**
- Dan Faust, Grade **70% C**
- Kenny Bordes, Grade **0% F**

### **ConnectNOLA**

#### ***LAHousingSearch.org***

GNOHA has been working with LAHousingSearch.org, a property listings website funded by the LHC, to promote the consistent listings of affordable housing opportunities on a centralized website. GNOHA has been fielding our developer members' interest and experiences with the website to determine if it will benefit affordable housing developers, landlords, and renters.

We will be working during the next QAP to advocate that government subsidized housing be required to list on LAHousingSearch.org in order to make affordable housing opportunities more accessible to tenants.

### **HousingNOLA Initiatives**

#### ***HousingNOLA Leadership Board***

In January, the Leadership Board meeting served as the New Orleans Area Listening Tour. Members of the community joined us to discuss their concerns regarding housing in New Orleans. Community members expressed concerns around the low rate of home ownership, the low quality of homes, blight, homelessness, and other pressing issues in the New Orleans area. The Leadership Board will meet again March 21.

#### ***HousingNOLA Community Review Team***

The Community Review Team met this month to approve the 2018 Action Items for the year. The team also heard a presentation from the Tiny House and Manufactured Housing Committee on how tiny homes can play a role in creating more affordable housing, especially in New Orleans. A consensus was drawn that smaller homes built on stationary foundation would be more suitable to the average person

in need of affordable housing. The term “tiny home” is being reconsidered. The Community Review Team discussed nominating a new chair for the Community Engagement Working Group, but a decision hasn’t been made yet.

### ***Louisiana Housing Trust Fund Initiative***

The Louisiana Housing Trust Fund met in January for an in-person meeting in Baton Rouge. The group discussed a general rebrand of the initiative, including a new name and setting a timeline for our plans for the group going forward. The group discussed plans for the time preceding the legislative session which starts on March 12<sup>th</sup>. The group discussed the possibility of focusing the trust fund revenue on housing for people who are formerly incarcerated. The Louisiana Housing Trust Fund Initiative is in the midst of deciding on a new name as well as pushing forward a bill regarding mortgage recordation fees.

### ***Workforce Housing Council***

The Workforce Housing Council met this month and took the time to review the action items pertaining to the council and discussed how these items can be met. The Workforce Housing Council also reviewed the 2017 State of Housing. In the meeting, the council discussed how a bridge can be built between advocates and businesses and how businesses can be made more aware of the housing needs of their employees. The council discussed the possibility of distributing a survey to gauge businesses understanding of their workers’ needs.

### ***Smart Housing Mix Tiger Team***

The Tiger Team is currently still waiting for City Council to make a motion regarding the Smart Housing Mix Ordinance. The team did not have a call in February, but the City Council did vote to remove the affordable housing requirement in the Riverfront Overlay—the overlay mirrored the salient details of the Smart Housing Mix and would have required affordable housing in exchange for increased density and height.

### ***Assessors Working Group***

The Assessors Working Group is currently working on reviewing various models of property tax abatement solutions that could provide assistance to low-income homeowners facing increases in property assessments. Although the group did not meet in February, a Working Group meeting is scheduled with the Assessor in early March to discuss updates around Road Home clients, tax relief initiatives, and non-profit tax issues.

### ***Lenders Roundtable***

The Lenders Roundtable did not hold a meeting in February, but will meet to discuss the structure and presentation of the data compiled to project the housing development funding gap over the next five years. Data was provided outlining the city’s commitment for 7,500 units; it is projected that 10,952 units needed for <80% AMI renters. The Roundtable will finalize the plans for the analyzed data at the next meeting. The Lenders Roundtable will also discuss the investment opportunities for projects that currently have some public investment but lack the private capital necessary to complete the units.

Currently, Michael Swack, a national expert in community finance solutions has been assisting us in our efforts to secure funding through for housing through the Lenders Roundtable and aligning our efforts with One Table. The financial investment needed to achieve this goal is the missing piece to solve the affordable housing problem in our city. In order to assist us, Swack is interviewing developers and other allied partners to craft a well-rounded view of the lending situation we face in New Orleans.

### ***Insurance Task Force***

The Insurance Task Force did not meet in February. The committee will continue to follow the current status of the reauthorization of the National Flood Insurance Program; GNOHA has signed a Call to Action sent out urging supporters to contact their congressional representative to vote 'Yes' on the continuing resolution in order to keep the flood insurance program authorized. The Call to Action also urged everyone to call their Senators to give their support of the Continuing Resolution, and to complete a speedy, multi-year reauthorization of the NFIP that preserves affordability, increases opportunities for community and individual mitigation, improves the mapping process, and increases program participation.

At the next meeting, the Task Force will discuss the next steps involving the survey that was created for homeowners and developers, in the hopes that these survey results will give a foundation for policy recommendations that can be brought to the commissioner.

### ***Healthy Homes Initiative***

We are in the process of further developing our work plan with the help of a national group, the Green and Healthy Homes Initiative, and our EEFA partner Philip Henderson of the National Resources Defense Council. Under the plan, we would partner with a local hospital system to pilot a preventative health program. We are partnering with the Louisiana Public Health Institute and Ochsner to better strategize the work plan. We will host a call with our healthcare partners and GHHI, so everyone can have a clear understanding of the process and gauge its feasibility. We are currently seeking funding in an effort to pilot the program once all the pieces are in place.

### ***Housing for People with Disabilities Working Group***

GNOHA is continuing our work with the National Disabilities Institute's working group to assist with the housing side of financial inclusion. The working group is finishing up work around the resource map of New Orleans to assist people with disabilities in our regions. The Initiative also continues to work with the Advocacy Center of Louisiana and their new policy team to tackle a range of housing issues for people with disabilities.

### ***At Risk Youth Housing Needs Initiative***

The At-Risk Youth Housing Needs group ended 2017 discussing housing policy and potential service gaps and data that needs to be collected to pull together a legislative agenda for the 2018 session. The At-Risk Youth Housing Needs group did not meet in February, but will re-convene to discuss housing policy and potential service gaps and data that needs to be collected to pull together a legislative agenda for the 2018 session.

### ***New Orleans ReEntry/LAPRI Housing Committee***

The Reentry Task Force met for a housing meeting and was updated on the potential facility for temporary housing, the old fire house / McDaniels Center. The facility will be ready to use after some minor cleaning / update. The date of the temporary center opening is still to be determined. Information

on the folks who were released in February is forthcoming. The operators of the transitional housing network also met this month to discuss the creation of documents such as intake documents and standard of practice documents that will be adopted for the network.

### ***Data Working Group***

At the suggestion of the Leadership Board in 2017, the Data Working Group will now track homelessness for the past 12 years and the number of Short Term Rental permits for the Report Card. The Leadership Board also made other suggestions to include for the State of Housing report that is currently being researched. A Market Value Analysis is being conducted with New Orleans Redevelopment Authority and HousingNOLA will be included within the first meeting shortly after Mardi Gras. Contact was made with NORA staff around impending update to the Market Value Analysis. As soon as a date is scheduled, HousingNOLA staff will be included in the meeting to discuss the analysis. The group did not meet in February, but will reconvene soon to discuss the data for the Semi-Annual Report Card which will be released in April.

### ***Social Enterprise***

The YWCA Greater Baton Rouge, a partner with the Housing FIRST Alliance, and Foundation for Louisiana hosted their LEAD (leadership, engagement, advocacy, and development) training to equip community leaders with the necessary tools to advocate for justice in their communities. Andreanecia Morris was an attendee of the housing policy co-hort. A meeting was scheduled with Reverend Singleton from Plaquemines Parish to develop a housing plan for his community. The meeting will take place in early March

### ***Statewide Housing Alliance***

As of February, GNOHA and HousingNOLA successfully scheduled and held 6 listening tours in the Baton Rouge, Shreveport, New Orleans Metro, Lafayette and Alexandria, and Northshore regions. Lake Charles and Monroe Listening Tours will have to be re-scheduled due to time constraints and other challenges. Baton Rouge, Lafayette, New Orleans Metro, Houma/Thibodaux and Shreveport's notes from the tour were formulated into a survey and emailed for participant review to begin prioritizing issue areas into a legislative agenda. The notes for Northshore and Alexandria Listening Tours are still being compiled. A call was scheduled with Ashley Shelton of the Power Coalition, Logan Burke of Alliance for Affordable Energy, and Agnes Francisco who is a community leader from Alexandria to discuss housing priorities for the Alexandria region and set a date for Ashley, Logan and staff to meet with the community as a follow-up from the Listening Tour.