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# 2018 REPORT CARD

## EVALUATION OF PROGRESS

TOWARDS A MORE EQUITABLE NEW ORLEANS



# Letter From the Executive Director



HousingNOLA has a clear, but ambitious objective: end housing insecurity in the City of New Orleans by making sure that there are affordable housing opportunities for all. Affordable housing is a term fraught with bias as it often brings to mind the worst kinds of stereotypes rooted in racism, sexism and classism. People often reject the notion of affordable housing for all, until they learn the definition: affordable housing means that you're not paying more than 30% of your gross income on your total housing costs. It's that simple. Once people understand that while they might not qualify for traditional housing subsidy, they definitely want and often need affordable housing. In fact, 93% of likely voters think that affordable housing is important for the local economy. Once they understand the real definition,

they see the connections and realize that without secure housing the people of New Orleans cannot prosper. The National Equity Atlas found that if all New Orleanians lived in affordable housing, they would have an extra \$513 million to spend annually on things like child care, transportation, educational opportunities, savings, vacations and other things to improve their lives. Once they understand that they are affected by this problem, they want a solution.

It's important to reflect on these facts as we end the third year of the implementation of the HousingNOLA 10-year plan. It clarifies our purpose and reminds us that we are working for good of the many—not the few. It means that we must continue or soon we will find ourselves living in a drastically different New Orleans and those differences will be unwelcome. We have the examples of the post-recession cities like Detroit to show us the worst case scenario, but we don't have to look to other communities to know how bad it can get. We can look to New Orleans' not so distant past, the first year immediately following Hurricane Katrina. The storm and the subsequent levee breaches devastated the city, but it also illuminated the gross inequities the city struggles with to this day. Failing to end the current affordability crisis will guarantee another disaster and this one will be entirely man made. Lack of affordable housing is a detriment to an individual's progression and the scope of the crisis New Orleans faces means that it is imperative that we correct this. The good news is we have a plan, and it will work, but not until we find the will to Put Housing First.

Andreanecia M. Morris,  
Executive Director, HousingNOLA

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# How Did We Do In 2018?

Over the past year, we have seen tremendous and sometimes unexpected success paired with crushing disappointment and then swinging back to victory. The Louisiana Legislature passed reform of security deposits while simultaneously voting to restrict the right for local municipalities to fix their housing mix. Thanks to Governor Edwards, the state pre-emption bill that would have prevented our Smart Housing Mix was vetoed, but we've stalled on local implementation. As a result of this inconsistency and the fact that we lost more housing opportunities than we created, we are disappointed but not surprised to report that our efforts earn a "D" this year.

Despite this we do have highlights from our collective efforts this year:

- As a result, of our work with the HousingNOLA Lenders Roundtable and our national and statewide partners, Iberia Bank committed \$6.72 billion for Louisiana and six other states.
- We launched a neighborhood housing plan pilot program with the goal to further encourage local community development and better help residents understand the state of housing in New Orleans.
- Working under the New Orleans ReEntry Task Force, the Reentry Housing Collaborative, we've created a housing model that can immediately house up to 300 returning citizens across the city supported by a service model.
- We have supported the launch of HousingLOUISIANA, a statewide network of regional housing alliances that will address issues around affordable housing at the local level and connect efforts across the state.
- Two projects added affordable housing units using existing current density bonuses and the City Planning Commission has been able to track and

report on those efforts because of the Affordable Housing Impact Statements

- The New Orleans Regional Transit Authority released its Strategic Mobility Plan which has made support of increased affordable housing and transit oriented development a priority for the agency.
- Partnered with the University of New Orleans and the New Orleans Business Alliance (NOLABA), HousingNOLA to launch a Community Development Finance Certification Program to increase capacity among GNOHA members and emerging developers working in the Claiborne Corridor.

*HousingNOLA's mission is to provide a road map to maximize the effectiveness of scarce government resources, increasing non-traditional resources, and assisting private sector investors in making strategic choices. HousingNOLA is a 10-year partnership between the community leaders, and dozens of public, private, and nonprofit organizations working to solve New Orleans' affordable housing crisis.*

## ACKNOWLEDGMENTS

*HousingNOLA is a 10-year partnership between community leaders, and dozens of public, private, and nonprofit organizations working to solve New Orleans' affordable housing crisis. Our efforts are generously supported by the Ford Foundation, Kresge Foundation, JP Morgan Chase Foundation, Greater New Orleans, Capital One, Energy Foundation, Power Coalition, Emerging Philanthropists of New Orleans, Federal Home Loan Bank of Dallas, Home Bank, Greater New Orleans Funders Network, Hancock Whitney, Action Group Network and the Foundation for Louisiana. Additional support was provided by the GNOF Affordable Housing Advocacy Fund, NOLA Pay It Forward Fund and the GNOF Disaster Relief Fund-- which is largely supported by the W. K. Kellogg Foundation, and other donors including Razoo Foundation, Lauren Bon and Metabolic Studio via the Annenberg Foundation, Dentaquest, and various individuals.*

*HousingNOLA also partners with the Greater New Orleans Housing Alliance (GNOHA), a collaborative of home builders and community development organization advocating for the preservation and production of affordable housing. The two organizations work together with HousingNOLA serving as convener and GNOHA advocating together ensuring that the community-crafted housing plan is put into action by local policymakers. HousingNOLA believes our community can provide high-quality, safe and accessible housing that is affordable to individuals and families of all income levels throughout New Orleans and this would not be possible without the ardent support of the people of New Orleans, who we have pledged to serve.*

# The State of Housing in New Orleans

Housing Supply	Source	2006 -2015	2015 - 2016	2016 -2017	2017 - 2018
Number of Louisiana Housing Corporation Units Approved in New Orleans	Louisiana Housing Corporation	10,876	358	35	114
Number of Office of Community Development Disaster Recovery Units Approved in New Orleans (SRPP + Road Home)	Office of Community Development Disaster Recovery Unit	53,037	5	7	N/A
Number of Housing Opportunities Created by the City of New Orleans	CNO Office of Community Development, FANO, HANO, and NORA	6,548	572	358	118
Housing Choice Vouchers	Housing Authority of New Orleans	17,729	18,193	18,281	17,920
Total		88,190	1,439	488	-129
Other Housing Impacts	Source	2006 -2015	2015 - 2016	2016 -2017	2017 - 2018
Number of HUD-VASH Vouchers	UNITY of New Orleans	255	8	2	-45
Number of Permanent Supportive Housing Vouchers	UNITY of New Orleans	592	250	183	123
Waiting List for Vouchers	Housing Authority of New Orleans	13,013	27,959	24,192	24,197
Number of Properties Auctioned by New Orleans Redevelopment Authority	New Orleans Redevelopment Authority	1,198	116	93	97
Homelessness					
Sheltered	UNITY of New Orleans	1,163	914	776	594
Unsheltered	UNITY of New Orleans	818	789	525	594
Short Term Rentals					
Applications Approved	The Lens/ City Planning Commission	N/A	N/A	3,335	4,210

# The State of Housing in New Orleans

Data	Source	2014	2015	2016	2017
Median Income	ACS	\$37,000	\$39,077	\$36,792	\$36,999
Median Home Value	ACS	\$192,000	\$216,800	\$219,700	\$227,800
Median Rent	ACS	\$907	\$947	\$904	\$967
Population	ACS	384,320	389,617	391,495	393,292
Unoccupied Housing Units	ACS	39,649	36,485	38,817	37,187
Active Residential Addresses	The Data Center	179,888	181,766	184,638	186,534
Renters with Cost Burden	ACS	59%	60%	60%	63%
Homeowners with Cost Burden	ACS	34%	32%	33%	33%
Overall Cost Burden	ACS	49%	49%	49%	50%
Home Value - Under \$100,000	ACS	15.2%	11.1%	10.7%	12.2%
Home Value - \$100,000 - 200,000	ACS	37.0%	35.1%	34.9%	32.4%
Home Value - \$200,000 - 300,000	ACS	16.5%	19.0%	19.2%	19.8%
Home Value - \$300,000 - 500,000	ACS	19.5%	19.9%	19.5%	19.6%
Home Value - Over \$500,000	ACS	11.7%	14.9%	15.7%	16.1%
Gross Rent - Under \$500	ACS	12.3%	12.3%	14%	11.4%
Gross Rent - \$500 - \$749	ACS	19.3%	17.7%	17.3%	15.2%
Gross Rent - \$750 - \$999	ACS	29.7%	28%	25.8%	27.8%

2017

# GOAL #1

## PRESERVE EXISTING HOUSING AND INCREASE OVERALL SUPPLY OF AFFORDABLE HOUSING



2018

In the midst of an affordable housing crisis, conventional wisdom stresses increased production. While that strategy is key to our efforts to address New Orleans' crisis, we have to also preserve existing affordable housing opportunities, while creating new ones. Unfortunately, this year's efforts fell short and that resulted in a net loss in affordable housing opportunities. At this point in the plan, New Orleans should have seen approximately 4,500 new opportunities from the various agencies responsible for creating and subsidizing housing. We should celebrate the fact that 1,798 families and individuals benefitted from living in a home they can now afford, but we must always remember that the 8,280 who were not helped in the same time period.

2019

# Goal 1 | 2018

Action	Update	Status	Symbol
In partnership with the public partners, like the City of New Orleans, Finance Authority of New Orleans, Housing Authority of New Orleans, Louisiana Housing Corporation, New Orleans Redevelopment Authority and Office of Community Development Disaster Recovery Unit, HousingNOLA will oversee the creation of 4,500 affordable housing.	Housing for a Resilient New Orleans, the city's integrated housing policy projected 4500 affordable housing opportunities by year 3 of HousingNOLA. To date, 1,756 affordable housing opportunities created.	In Progress	
CONTINUED in 2018: Increase production efficiency and organizational capacity among government partners (Finance Authority of New Orleans, HANO, NORA, City of New Orleans and Louisiana Housing Corporation), non-profits (housing counseling agencies and advocates), and developers to support unit production. Semi annual reviews will be conducted and made publically available.	The housing production goals for 2018 not only fail to meet the benchmarks, but we will have less subsidized opportunities in 2019. As a result GNOHA deployed a builder/developer survey to identify problems within the system so we can eliminate barriers to develop housing and increase unit production.	In Progress	
CONTINUED in 2018: HousingNOLA will advocate for a study of current zoning regulations that can prohibit the production of affordable housing. This study would advise the City, the Board of Zoning Adjustments and the City council on the removal of such barriers. The study should result in a Council motion.	The City Planning Commission (CPC) completed the revisions of the Master Plan in early 2018 which delayed efforts to study and develop recommendations to amend the Comprehensive Zoning Ordinance. (CZO) In April, the American Planning Association partnered with HousingNOLA and the CPC to host a discussion of barriers like parking waivers and to look at solutions like Tiny Houses with community members living in the Claiborne Corridor. The recommendations from that session have been incorporated into the 2019 Action Plan.	In Progress	
CONTINUED in 2018: Advocate for public agencies, the City of New Orleans, and Orleans Parish School District to develop a process to reserve land for the development of affordable housing on properties they are planning to sell.	The New Orleans School Board has committed to create policies for properties they are planning to dispose of and HousingNOLA will be providing input into that process.	In Progress	

Action	Update	Status	Symbol
<p>UPDATE for 2018: Louisiana Housing Trust Fund Initiative will secure dedicated sources of revenue for the Louisiana Housing Trust Fund to address emergency housing in a disaster and to fund new affordable housing.</p>	<p>The statewide housing alliance network, HousingLOUISIANA has assembled to address statewide housing issues and provide support to regional housing alliances. HousingLOUISIANA's number one priority is securing funding for the state housing trust fund. The network is continuing to explore options like real estate escrow accounts and has secured the support of the State of Louisiana Real Estate Commission to further research and support initiatives that will provide revenue for the trust fund. HousingLOUISIANA is also exploring the idea of using the state's portion of short term rental taxes as a revenue source.</p>	<p>In Progress</p>	
<p>UPDATE for 2018: The City Council should adopt the Smart Housing Mix Ordinance which would mandate that residential developers provide affordable housing when developing market rate housing in high opportunity neighborhoods and revise the voluntary density bonus.</p>	<p>In August 2018, the New Orleans City Council unanimously approved a motion to direct the CPC to draft language to amend the CZO to include a Smart Housing Mix Ordinance that would create affordable housing within higher opportunity areas.</p>	<p>In Progress</p>	
<p>UPDATE for 2018: Upon completion of its incentive study, the City will adopt the Smart Housing Mix Ordinance, revise the voluntary Density Bonus and determine if any other incentives can be provided for small landlords to increase affordability.</p>	<p>The incentive study has been completed and the CPC has been directed to draft the Smart Housing Mix Ordinance. The motion also requires a feasibility analysis that will support implementation of mandatory inclusionary zoning by calculating the impact of existing incentives which may demonstrate the need for others.</p>	<p>In Progress</p>	
<p>UPDATE for 2018: The City Council should adopt the Healthy Homes Ordinance/Rental Registry requiring landlords to register their units and meet basic habitability standards.</p>	<p>The Healthy Homes Ordinance had been slated for council vote, but it was never heard after being placed on the docket in 2017. HousingNOLA's proposed amendments to the Master Plan including language to support a rental registry but in February 2018 the council amended the language and approved the Master Plan with text that encourages code enforcement for occupied homes and apartments. Efforts are underway to get the Healthy Homes Ordinance/Rental Registry back on the agenda.</p>	<p>In Progress</p>	

# Goal 1 | 2018

Action	Update	Status	Symbol
ADDED for 2018: Increase the booking fee for short term rentals from \$1 per night to the industry standard 4% to add additional funding to the Neighborhood Housing Improvement Fund. (NHIF)	The CPC has been directed to review the current short term rental ordinance including fees. Efforts are underway to increase funding to the NHIF from hotels and STR's.	In Progress	◐
UPDATE for 2018: Implement the study to design a workforce housing strategy for the Greater New Orleans region.	The HousingNOLA Workforce Housing Council completed it's preliminary review and will now be working to develop and implement recommendations in 2019.	In Progress	◐
ADDED for 2018: Develop a Workforce Housing Strategy that includes the Equitable Transit Oriented Development and the New Orleans Regional Transit Authority's 20 Year Mobility Plan.	RTA has joined the Workforce Housing Council and has made support of increased affordable housing and transit oriented development a priority with its Strategic Mobility Plan.	Success	●
<b>Goal 1 Success Rate</b>			<b>57%</b>



2017

# GOAL #2

## PREVENT FUTURE DISPLACEMENT THROUGH DEVELOPMENT ACTIVITIES AND CONTINUED STUDY AND POLICY REVIEW





2018



HousingNOLA calls for the creation of over 33,000 affordable housing opportunities to end New Orleans' affordable housing crisis. These are not simply new houses and apartments that will be built, these opportunities also represent housing that is already occupied and made affordable through policy and investments in the structure. Displacement has become a scourge here in New Orleans and it serves as further proof of our inherent inequity. The recommendations under Goal 2 are often controversial and provoke strong feelings on both sides, but given the state of our housing we remain committed to seeing these necessary changes implemented with all possible speed.

2019

# Goal 2 | 2018

Action	Update	Status	Symbol
UPDATE for 2018: Research tenant protection policies against foreclosure of their rental unit.	Efforts this year focused on improving renter's rights around security deposits, but this topic will be a priority for 2019.	No Progress	
UPDATE for 2018: Increase enforcement for short term rentals by bringing the platforms into compliance with expectations about monitoring, de-listing, data transparency, and accountability.	In June 2018, the City Council imposed a moratorium on the issuance and renewal of temporary whole home short term rentals. This moratorium was sustained at the September 6th City Council meeting and will expire in January 2019. At the direction of the City Council, the CPC is working to study the current STR ordinance and provide recommendations. The study was released on September 18, 2018 and will be discussed at the September 25 CPC meeting.	In Progress	
CONTINUED for 2018: Louisiana should adopt progressive comprehensive tax reform measures in the 2018 Regular Legislative Session in order to ensure state revenues are adequate to fund critical services utilized by low-income homeowners and renters.	Comprehensive tax reform did not pass in 2018, but the Louisiana Legislature did adopt a revenue package to stabilize the state's shaky tax base through 2025. Starting in 2019, it provides for an increase in the state Earned Income Tax Credit from 3.5 percent to 5 percent, which will result in \$21 million per year being refunded to low-income working families with children.	In Progress	
UPDATE for 2018: Explore the need for a standard buffer to limit the concentration of permits on streets and in neighborhoods and explore policy that allows renters to apply for short term rental permits.	At the direction of the City Council, the CPC is working to study the current STR ordinance and provide recommendations. The study was released on September 18, 2018 and will be discussed at the September 25 CPC meeting.	In Progress	

Action	Update	Status	Symbol
CONTINUED for 2018: The City should explore and draft a proposal for property tax relief for low-income homeowners facing increases in property assessments based on how long they have lived in their home and their income.	in the 2018 Louisiana Legislative Session, Senate Bill 164 was passed as Act 718. If adopted, Act 718 provides that in a reassessment year, if any residential properties' assessed value increases by greater than 35% of the amount of the property's assessed value in the previous year, the assessor shall phase-in the amount of the increase in the property's assessed value over a four-year period. The measure will be voted on in November 2018.	Success	●
Goal 2 Success Rate			50%

### First Impressions-DATA

- Iberia has 10x building Permits — could be due to 2016 flood... but wasn't rilly affected. [Double check data]
- What is coverage of data?
- Homeowners aren't as cost-burdened. This is surprising.
- Error in #s - Evangeline, St. Landry
- Rate of vacancy and relation to homelessness, low-hanging fruit in activating these spaces
- What portion is attributed to pub. housing/section 8?
- Should have #s of new units/production instead of #

### Housing Priorities 2018

- Create designated revenue stream for Housing Trust Fund
- Energy Efficiency
- Change perception around homeless "functional zero"
- Subdivision in Laf, electricity bill is high in old homes (weatherization) but 1/2 in newer homes, with high re (landlord accountability).
- tenant rights/code enforcement
- financial literacy/basic info (better alignment, marketing to more ppl)
- Collective data (regional + shared)
- low-income...

2017

# GOAL #3

## ENFORCE AND PROMOTE FAIR HOUSING POLICIES THROUGHOUT NEW ORLEANS



2018


The Fair Housing Act of 1968 celebrated its 50th anniversary this year and despite the threats at a national level to the policy, New Orleans has seen steady, if slow, progress on honoring its commitment to ending discrimination in housing. The items under this goal align with the Fair housing Act and New Orleans Assessment of Fair Housing Plan. When fully implemented, the results of HousingNOLA will ensure that our communities will be better integrated and provide a unified and open housing market where all have access to opportunities that would allow them to thrive.

2019

Action	Update	Status	Symbol
<p>UPDATE for 2018: Landlord education curriculums should be standardized, and certificates of completion should be offered with an expiration date</p>	<p>The Louisiana Homebuyer Education Collaborative began discussions around drafting and adopting a landlord education curriculum and expects to complete that work in 2019. HANO has also created a Landlord Liaison position which will provide guidance to new landlords and additional support to existing landlords.</p>	<p>In Progress</p>	
<p>Explore and execute policies that would encourage more landlords to accept vouchers.</p>	<p>HANO established exception payment standard based on the established Small Area Fair Market Rents (SAFMRs) for five New Orleans zip codes for six months in a pilot program. HANO is working with the Greater New Orleans Fair Housing Action Center and Enterprise Community Partners on the Open Neighborhoods Project, a landlord outreach program. It was created to make contact with landlords who are not currently participating in the Housing Choice Voucher (HCV) Program but may be considering it. The Open Neighborhood Project hosted several meetings to assess any barriers that the property owners perceived would prevent them from participating in the HCV Program.</p>	<p>Success</p>	

The ache for home lives in all of us,  
the safe place where we can go  
as we are and not be questioned.

# Goal 3 | 2018

Action	Update	Status	Symbol
<p>CONTINUED for 2018: HousingNOLA will work with community based organizations to set community investment priorities and use those guidelines to assess bank lending and performance practices in accordance with CRA metrics to ensure that private investments are expanded in low and moderate income areas and other underserved areas.</p>	<p>The HousingNOLA Lenders Roundtable worked with the National Community Reinvestment Coalition (NCRC) evaluate Iberia and Hancock Whitney Banks to increase their support of affordable housing. As a result, Iberia Bank committed \$6.72 billion for the southeast region of the United States. Both Iberia and Hancock Whitney are working to increase their commitment to affordable housing. The Lenders Roundtable began work on a Community Development Finance Plan is to connect lenders and private investments in order to fill the gap between the number of housing opportunities still unfunded and uncommitted, approximately 28,000. The Community Development Finance Plan also aims to secure the private investments necessary to fund the public partner commitment in Housing For a Resilient New Orleans, the city's integrated housing policy. The plan will be released in October 2018.</p>	<p>Success</p>	
<p><b>Goal 3 Success Rate</b></p>			<p><b>83%</b></p>

2017

# GOAL #4

## ENCOURAGE SUSTAINABLE DESIGN AND INFRASTRUCTURE FOR ALL NEW ORLEANIANS




2018

In a city like New Orleans, it has become imperative that we learn to live with water and embrace green technologies to either slow or reverse the effects of climate change. The HousingNOLA 10-Year Strategy and Implementation Plan is designed to align and integrate with city and state strategies to make New Orleans a resilient city. Climate change has increased the frequency and intensity of storm events in Louisiana. The recommendations under Goal 4 also seek to infuse existing housing and equity policies into efforts around resiliency and sustainability that are the logical next step to make sure that housing is not only affordable but also safe.

2019

# Goal 4 | 2018

Action	Update	Status	Symbol
UPDATE for 2018: GNOHA and the Appraisers Association will study and advocate for appraisals to reflect energy efficient and green construction investments.	GNOHA has begun working with the Alliance for Affordable Energy to develop a strategy to engage with the Appraiser Association and HousingLOUISIANA raised this issue with the State Real Estate Commission.	In Progress	
UPDATE for 2018: GNOHA will work with the local realtors to include energy efficiency measures on their Multiple Listing Service (MLS) sheets to highlight homes with energy efficiencies.	GNOHA is working with the Alliance for Affordable Energy to get energy efficiency criteria in the MLS for public viewing. Comments were submitted on the Consolidated Plan with recommendations around creating a landlord portal. This landlord portal will connect to the MLS website that will allow for homeowners and potential renters/ buyers to see the energy efficiency of a property.	In Progress	
CONTINUED FOR 2018: GNOHA, along with rate-payer advocate groups like the Alliance for Affordable Energy, will work to facilitate policy change that addresses the root causes of New Orleans' high utility costs for homeowners and renters.	Under its Energy Efficiency for All (EEFA) efforts, GNOHA is working to get a landlord portal in New Orleans. GNOHA is also intervening in the IRP and Whole Building Data Access Docket, UD-18-04	In Progress	
UPDATE for 2018: GNOHA will advocate that Entergy New Orleans responds to developer suggestions to improve Energy Smart and other demand-side management programs for multifamily properties.	GNOHA hosted a meeting with the Energy Smart team in early 2018 to discuss the program and provide recommendations. GNOHA is now working to have the DSM study assessed in the IRP and will intervene in the Whole Building Data Access docket, UD-18-04.	Success	
UPDATE for 2018: Energy Efficiency for All (EEFA) will work with statewide housing partners to address energy efficiency in the state.	Under EEFA, GNOHA and Housing LOUISIANA advocated to secure more utility sponsored energy efficiency programs across the state. HousingLOUISIANA member, Alexandria Housing Alliance has formed and prioritized utility costs as a critical area. Entergy Louisiana has also started working with APTIM to improve energy efficiency programs in the state from the Public Service Commission.	Success	

Action	Update	Status	Symbol
UPDATE FOR 2018: GNOHA will work with the City Planning Commission staff to clarify the requirements in Article 23 of the New Orleans Comprehensive Zoning Ordinance.	Stormwater Management requirements were revised and adopted by the City Council to include a payment in lieu fee option, while also being moved into the Dept. of Safety and Permits as a new section devoted entirely to review of stormwater.	Success	●
ADDED FOR 2018: Ensure that housing insecurity and affordability are represented in various state initiatives associated with the Coastal Master Plan.	HousingNOLA/GNOHA work with LEAD the Coast Curriculum Development Committee in order to participate in facilitated design sessions that are intended to address structure, content and logistics for a revised LEAD the Coast program, including robust detail regarding the usage, content and logistics for entry-level sessions, intermediate sessions, and the fellowship component of the program. The program is set to begin in 2019. By hosting preliminary informational sessions for community members interested in learning about coastal issues, HousingNOLA/GNOHA will be a participating partner in recruitment of LEAD the Coast program participants.	Success	●
<b>Goal 4 Success Rate</b>			<b>79%</b>



2017

# GOAL #5




## INCREASE ACCESSIBILITY FOR ALL WALKS OF LIFE, INCLUDING SPECIAL NEEDS RESIDENTS



2018

Parts of New Orleans' culture contributes to the vulnerabilities that are exacerbated by the current housing crisis. During the historic HousingNOLA planning process, community members identified the individuals and families who need even more help to ensure that they have access to safe and affordable housing options. We are now a New Orleans with a dozen special needs populations who face barriers beyond those caused by race, gender or economic level. These populations are more at risk of not having safe and affordable housing and require additional supportive services in order to thrive.

2019

Action	Update	Status	Symbol
<p>CONTINUED for 2018: Human Relations Commission should put in place transparent tracking and reporting on the number and disposition of fair housing complaints, by protected class, that it receives.</p>	<p>The Human Relations Commission was not active for much of 2018, but it now has new leaders and a new slate of commission members. HousingNOLA and its partners will prioritize efforts to meet with the Human Relations Commission for the 2019 Action Plan.</p>	<p>No Progress</p>	
<p>UPDATE for 2018: HousingNOLA and partners should pursue additional funds to pay for home modifications to increase accessibility for renters and homeowners with special needs.</p>	<p>HousingNOLA was working with the National Disabilities Institute early in the year but efforts stalled. However, HousingNOLA has also been working with AARP Age-Friendly Task Force to cultivate additional resources. The Advocacy Center has funded programs for modifications, but it is not enough to meet the need.</p>	<p>In Progress</p>	
<p>UPDATE for 2018: Advocate for and enforce the existing requirement that all public agencies providing housing programs or services should produce materials in Spanish and Vietnamese and have a language access plan in place.</p>	<p>GNOHA is working with the Louisiana Language Access Coalition to support their efforts in implementing the city's plan to increase language access in City Hall and ensure language accessibility in various official documents. The strategy proposes developing and implementing a language access plan for residents with limited English proficiency for all municipal government services, programs, and activities. It also seeks to enhance access to City programs/services by providing information in a multilingual format.</p>	<p>In Progress</p>	



# Goal 5 | 2018

Action	Update	Status	Symbol
CONTINUED for 2018: GNOHA will work with service providers to create a data repository to collect and track data on special needs populations and accessible housing units in New Orleans, and educate landlords on the benefits of housing special needs populations.	GNOHA has worked with ConnectNOLA and SocialServe to promote the utilization of LAHousingSearch.com, a website that displays units available for lease. LAHousingSearch.com is funded by the Louisiana Housing Corporation and is not typically utilized by property owners or managers.	In Progress	
UPDATE for 2018: Explore additional services aimed at those with mental illness and/or drug addiction and facilitate better coordination of services.	Update: HousingNOLA has been working on assisted outpatient treatment (AOT), court-ordered treatment (including medication) for individuals with severe mental illness who meet strict legal criteria. AOT Courts serve as the intersection between the law and treatment of individuals with serious mental illness.	In Progress	
UPDATE for 2018: Ensure full adoption and compliance by all HANO partners with revised a criminal background check policy.	Four of the seven Signature Communities, former public housing sites that have been redeveloped and managed by third party partners, have still not fully adopted the revised Criminal Background Check Policy. All sites do have processes in place that allow for appeal, but there are differences between those policies and the HANO policy	In Progress	

Action	Update	Status	Symbol
<p>UPDATE for 2018: Support UNITY in its efforts to end family Homelessness and the Chronic Homelessness of people with disabilities by 2018.</p>	<p>The coalition reduced chronic homelessness of people with disabilities by 52 percent between 2017 and 2018, but further progress has stalled due to lack of new housing resources. The average length of time families spend homeless was reduced from 117 days in 2016 to only 35 days in 2018. The coalition is working to further reduce time in homelessness.</p>	<p>In Progress</p>	
<p>CONTINUED for 2018: The Greater New Orleans Fair Housing Action Center will provide training for all New Orleans area shelter providers on fair housing obligations related to gender identity and expression.</p>	<p>The City contracted with GNOFHAC to complete a review all the policies and procedures of its HOPWA and ESG grantees to ensure compliance with fair housing laws, including our local protections for gender identity and expression.</p>	<p>In Progress</p>	
<p>UPDATE for 2018: HousingNOLA and partners should pursue additional funds to pay for home modifications to increase accessibility for renters and homeowners with special needs.</p>	<p>City provided funds to start an additional owner-occupied rehab program, Aging in Place, which provides accessibility related modifications to homeowners over the age of 62 (and under 80% AMI). The City also continued funding other programs they partnered with the Adovocy Center on, such as the Home Modification Program, which provides accessibility related home modifications for people with disabilities. HousingNOLA also was working with the National Disabilites Institute early in the year but the work was stalled. HousingNOLA will be working with AARP Age-Friendly Task Force going forward.</p>	<p>Success</p>	

# Goal 5 | 2018

Action	Update	Status	Symbol
ADDED for 2018: Research and develop housing policy changes that coordinate with state wide criminal justice initiatives.	The HousingNOLA Reentry Housing Committee has developed a standardized and replicable housing model that can immediately house up to 300 returning citizens across the city supported by a service model that utilizes peer support and facilitates resident participation in the existing New Orleans ReEntry Task Force Triage Team Programs. The Triage team consists of a group stakeholders and reentry workers dedicated to transitioning our formerly incarcerated citizens back into the community as smoothly as possible.	Success	●
CONTINUED for 2018: Engage youth service providers to collect data and develop policy recommendations to support their housing needs.	HousingNOLA continues to develop partnerships with organizations that lead youth advocacy efforts and collect data to inform our advocacy. This year, we supported state legislation to reduce incidences of homelessness and extreme poverty for youth between the ages of 18-24. Additionally, Sen. Regina Barrow's SCR 10 to form a task force to study extending foster care to age 21, and Sen. Ryan Gatti's SB 129 (Act 649), which extended the age of foster care through high school graduation or until the age of 21, whichever occurs first were both passed during the 2018 Legislative Session.	Success	●

Action	Update	Status	Symbol
Engage Latino, Vietnamese and other immigrant populations to address language access barriers with housing resources.	GNOHA and HousingNOLA have executed Memorandums of Understanding with the Louisiana Language Access Coalition to support their efforts in implementing the city's plan to increase language access in City Hall and ensure language accessibility in various official documents. GNOHA and HousingNOLA also continues to partner with Puentes through the Community of Practice Advocacy and Vietnamese American Young Leaders Association of New Orleans (VAYLA) through our work with the Power Coalition.	Success	
CONTINUED for 2018: Engage special needs communities to collect data and develop policy recommendations that support their identified housing needs.	Working groups have been created or established partners have been identified to collect data and make policy recommendations for all special needs populations identified in the 10 Year Strategy and Implementation Plan.	Success	
ADDED for 2018: Engage artist and culture bearer communities to collect data and develop policy recommendations that support their identified housing needs.	HousingNOLA has been worked with BlightsOut, Claiborne Corridor Cultural Innovation District (CID) and other partners on developing a strategy to research and develop policy recommendations to provide housing resources for artists and culture bearers	Success	

# Goal 5 | 2018

Action	Update	Status	Symbol
Engage Latino, Vietnamese and other immigrant population to address language access barriers with housing resources	HousingNOLA has forged partnerships with groups that advocate on behalf of immigrants to document and address language barriers to housing.	Success	●
ADDED for 2017: Engage special needs communities to collect data and develop policy recommendations that support their identified housing needs	See update for 5.4.	Success	●
Goal 5 Success Rate			<b>71%</b>

2017

# GOAL #6

## STRATEGIC GOALS



2018

It would be simple to only rely on our public partners to develop and execute a comprehensive housing blueprint, but to execute HousingNOLA's full vision, we must be creative, intentional and strategic. This means supporting community development organizations and emerging developers. GNOHA developer members have 768 units in the pre-development phase and another 380 affordable units under active development. They report that the most significant barriers preventing progress are increased construction costs, limited buyer subsidies, lack of capital and their internal staff capacity. Over 80% of developers report that they have faced significant challenges completing developments in the last year. With a collaborative approach to addressing these challenges, we could make significant progress towards our goal.

2019

Action	Update	Status	Symbol
<p>UPDATE for 2018: Study market conditions that could affect construction costs and work with home builders to review pricing and discuss solutions to contain costs.</p>	<p>HousingNOLA partnered with Tulane University to secure a research fellow to examine the most efficient and cost effective strategies for providing affordable housing by reviewing costs and the sale prices of the housing units. The findings will inform potential policies and regulations in order to guarantee affordable prices, incentivize affordable housing developments, and streamline costs for construction. HousingNOLA will be releasing the study as a companion piece in to its Community Development Finance Plan in October 2018</p>	<p>In Progress</p>	
<p>UPDATE for 2018: Refine Community Development Corporations (CDCs) support system to include a comprehensive capacity building initiative, (certification for CDCs, organizational assessment, training and resource development, and partnership opportunities) and centralized administrative functions to reduce overhead.</p>	<p>Partnering with the University of New Orleans and the New Orleans Business Alliance (NOLABA), HousingNOLA supports a Community Development Finance Certification Program to increase capacity among GNOHA members and emerging developers working in the Claiborne Corridor. Initially the Network for Economic Opportunity served as HousingNOLA's partner in this effort. GNOHA continues to refine its Shared Solutions for member organization to provide support for their administrative functions.</p>	<p>Success</p>	

# Goal 6 | 2018

Action	Update	Status	Symbol
Increase advocacy efforts by educating, engaging and activating more citizens around housing issues, including piloting neighborhood housing plans.	HousingNOLA has gone forward with neighborhood pilot plans and so far has held begun work with the Claiborne Corridor and the Carrollton Neighborhood. HousingNOLA also supported Lower 9th Ward residents to successfully secure and complete an AIM Regional/Urban Design Assistance Team Program (R/UDAT).	Success	●
<b>Goal 6 Success Rate</b>			<b>100%</b>



2017

# GOAL #7

## IMPROVING QUALITY OF LIFE IN NEW ORLEANS NEIGHBORHOODS





2018



Issues like blight, amenities, transit, and recreation are all critical to the implementation of our housing plan that aims to increase equity and access. HousingNOLA recognizes this and seeks to promote healthy and inclusive neighborhoods with access to amenities, cultural activities, employment and educational opportunities. HousingNOLA supports mixed-income, racially diverse neighborhoods that provide safe and affordable housing for all.

2019

# Goal 7 | 2018

Action	Update	Status	Symbol
UPDATE for 2018: Reduce blight and vacancy by working with community groups to track conditions.	HousingNOLA has been working with BlightsOut and other partners on a research cohort to review current law and policies around blight and code and enforcement that will result in policy recommendations to ease the cost of the development and create solutions for title clearing.	In Progress	
UPDATE for 2018: Reduce blight and vacancy by exploring programs to put blighted and vacant properties into the hands of private owners.	HousingNOLA has been working with BlightsOut and other partners on a research cohort to review current law and policies around blight and code and enforcement that will result in policy recommendations to ease the cost of the development and create solutions for title clearing.	In Progress	
ADDED for 2018: Work with the Housing Authority of New Orleans (HANO) to review the Smoke Free Ordinance and make recommendations on implementation. .	HANO has begun work on a pilot program for police officer occupancy in partnership with the Guste Resident Management Corporation, but there was not an opportunity extended community input and review around the policy specifics.	Success	
ADDED for 2018: Work with HANO to review a police officer occupancy policy and make recommendations on implementation.	HANO approved and is currently implementing a Smoke Free Ordinance that prohibits smoking at HANO controlled prosperities for public housing residents only.	Success	

Action	Update	Status	Symbol
UPDATE for 2018: Develop a Strategic Mobility Plan that addresses the critical connections between housing and transit.	RTA released its Strategic Mobility Plan has made support of increased affordable housing and transit oriented development a priority for the agency. HousingNOLA and the RTA have also drafted an Equitable Transit Oriented Development form to address the transit needs of residents inside new communities with less than optimal transit options.	Success	●
<b>Goal 6 Success Rate</b>			<b>70%</b>



# Action Plan | 2019

Action	Executing Entity	Estimated Cost	Funding Sources	Level
<b>Goal #1: Preserve existing and expand the total supply of affordable rental and homeownership opportunities throughout the City of New Orleans.</b>				
1.1	UPDATE for 2019: In partnership with the City of New Orleans, HousingNOLA will support the of the public partners revising their housing production goals for the next seven years. This will include direct production and opportunities created through policy changes.	City of New Orleans Department of Community Development, New Orleans Redevelopment Authority, Housing Authority of New Orleans, Louisiana Housing Corporation, Finance Authority of New Orleans, State of Louisiana Office of Community Development.		Local
1.2	UPDATE for 2019: Increase production efficiency and organizational capacity among government partners. (Finance Authority of New Orleans, HANO, NORA, City of New Orleans and Louisiana Housing Corporation) Semi annual reviews will be conducted and made publically available.	City of New Orleans OCD, FANO, HANO, NORA, LHC		Local, state
1.3	UPDATE for 2019: HousingNOLA will advocate for a study of current zoning regulations that can prohibit the production of affordable housing. This study would advise the City, the Board of Zoning Adjustments and the City council on the removal of such barriers and should specifically review the use of parking waivers as an incentive and revisions that would allow for accessory dwelling units. The study should result in a Council motion.	HousingNOLA, GNOHA, City Planning Commission, City Council, Mayor's Office		Local
1.4	UPDATE for 2019: Advocate for public agencies, the City of New Orleans, and Orleans Parish School District to develop a process to reserve land for the development of affordable housing on properties they are planning to sell. The City of New Orleans should conduct a comprehensive inventory of all its surplus property to support this effort.	City of New Orleans, City Council, Orleans Parish School Board and GNOHA		Local
1.5	UPDATE for 2019: Louisiana Housing Trust Fund Initiative will secure dedicated sources of revenue for the Louisiana Housing Trust Fund to address emergency housing in a disaster and to fund new affordable housing.	Housing Louisiana, GNOHA, HousingNOLA, Governor's Office, Louisiana Legislature		Local
1.6	UPDATE for 2019: Upon completion of a feasibility analysis, the City will adopt the Smart Housing Mix Ordinance, revise the voluntary Density Bonus and determine if any other incentives can be provided for small landlords to increase affordability.	City of New Orleans, City Planning Commission, City Council, GNOHA		Local

1.7	ADDED in 2019: Implement workforce housing strategy to develop recommendations to create housing opportunities for the average New Orleanians worker	HousingNOLA, New Orleans & Company, New Orleans Business Alliance, New Orleans Business Council, Downtown Development District GNO, Inc.,			Regional
1.9	CONTINUED in 2019: The City Council should adopt the Healthy Homes Ordinance/Rental Registry requiring landlords to register their units and meet basic habitability standards.	City of New Orleans, City Council, GNOFHAC, HousingNOLA/ GNOHA			Local
1.10	UPDATE in 2019: Increase the booking fee for short term rentals from \$1 per night to an amount that would guarantee resources to increase affordability housing productions projections.	City of New Orleans, City Council, GNOHA			Local
1.11	ADDED in 2019: Identify and research alternative funding sources (hotel tax, vacancy tax, document fee, etc.) to increase revenue to the Neighborhood Housing Improvement Fund and secure reauthorization as a ballot initialize in 2020.	HousingNOLA/ GNOHA, City Council, Mayor's Office, Assessor's Office, Clerk of Court			Local
<b>Goal #2: Prevent future displacement through development activities and continued study and policy review.</b>					
2.1	UPDATE for 2019: Improve enforcement for short term rentals by bringing the platforms into compliance with expectations about monitoring, de-listing, data transparency, and accountability.	Mayor's Office, City Council, City Planning Commission, GNOHA/ HousingNOLA, Jane Place Neighborhood Sustainability Initiative (JPNSI)			Local
2.2	CONTINUED in 2019: Explore the need for a standard buffer to limit the concentration of permits on streets and in neighborhoods and explore policy that allows renters to apply for short term rental permits.	Mayor's Office, City Council, City Planning Commission, GNOHA/ HousingNOLA, Jane Place Neighborhood Sustainability Initiative (JPNSI)			Local
2.3	CONTINUED in 2019: Research tenant protection policies against foreclosure of their rental unit.	HousingNOLA/ GNOHA, Clerk of Court, GNOFHAC, SLLS			Local
2.4	CONTINUED in 2019: Louisiana should adopt progressive comprehensive tax reform measures in the 2019 Regular Legislative Session in order to ensure state revenues are adequate to fund critical services utilized by low-income homeowners and renters.	HousingLOUISIANA, Louisiana Budget Project			State

# Action Plan | 2019

2.5	UPDATE in 2019: The City should explore and draft a proposal for property tax relief for low-income homeowners facing increases in property assessments based on how long they have lived in their home and their income. The current Homestead Exemption review being conducted by the City of New Orleans	HousingNOLA, City Council, Orleans Parish Assessor, State Legislators			Local, state
2.6	ADDED in 2019: Explore policy changes that could affect changes to the Historic District Landmark Commission violation program and support the efforts of long term residents to remain in historic neighborhoods that are gentrifying.	Claiborne Corridor CID, HousingNOLA/ GNOHA, Preservation Resource Center, HDLC			Local
2.7	ADDED FOR 2019: Insurance rates for owner-occupied and traditional rental properties contributes to housing insecurity. Best practices should be explored in partnership with the Louisiana Insurance Commissioner and state legislators to develop strategies to lower insurance costs.	HousingLOUISIANA, Louisiana Insurance Commissioner, State Legislators			Local, state
2.8	ADDED for 2019: The City prioritize strategies for adoption from the Incentives Study including TIF, tax relief and other strategies that would stimulate economic development and housing production.	Mayor's Office, City Council, NOLABA, HousingNOLA/ GNOHA			Local
<b>Goal #3: Enforce and promote fair housing policies throughout New Orleans.</b>					
3.1	UPDATE in 2019: Explore and execute policies that would encourage more landlords to accept vouchers. Policies for review should include mobility counseling, landlord recruitment, expanded training for property managers, landlords and voucher holders, outreach to neighborhood groups and income discrimination ordinances.	HANO, City Council, HousingNOLA/ GNOHA, SLLS, GNOFHAC, Section 8 Resident Council, City-Wide Tenants Association, Neighborhood Associations, Landlords, Resident Advisory Board (RAB)			Local
3.2	UPDATE in 2019: Landlord education curriculums should be standardized, and certificates of completion should be offered with an expiration date. Louisiana Homebuyer Education Collaborative members should provide educational programs for property owners that receive home repair grants/loans from public and participating private entities. The training should place special emphasis on Fair Housing and city codes.	GNOHA/ HousingNOLA, HANO, LHEC, GNOFHAC, Enterprise, SLLS			Local
3.3	UPDATE for 2019: HousingNOLA will release a Community Development Finance plan to set community investment priorities and use those guidelines to assess bank lending and performance practices in accordance with CRA metrics to ensure that private investments are expanded in low and moderate income areas and other underserved areas.	HousingNOLA Lenders Roundtable, City of New Orleans OCD, FANO, HANO, Federal Reserve, FDIC, National Community Reinvestment Coalition (NCRC)			Local

3.4	UPDATE for 2019: research and advocate for increased renter rights. Options for review should include Housing Court and other initiatives to create an environment for more just housing and treatment of citizens.	HousingNOLA			Local, state
3.5	ADDED for 2019: Support the changes in Louisiana statute that increases penalties for landlords who refuse to return security deposits.	GNOFHAC, SLLS, Loyola Law Clinic, Tulane Law Clinic, First & Second City Court Clerk, GNOHA			Local, state
3.6	Secure additional funding for voucher program to better serve families in New Orleans	HANO, City of New Orleans, HUD, HousingNOLA/ GNOHA			Local, federal
3.7	ADDED for 2019: Support efforts to research the development of policies that would eventually lead to comprehensive changes that would be tantamount to the state of Louisiana adopting a Renter's Bill of Rights.	GNOFHAC, SLLS, Loyola Law Clinic, Tulane Law Clinic, GNOHA			Local, state
<b>Goal #4: Encourage sustainable design &amp; infrastructure for all New Orleanians.</b>					
4.1	CONTINUED in 2019: GNOHA and the Appraisers Association will study and advocate for appraisals to reflect energy efficient and green construction investments, as directed by existing Louisiana law. GNOHA and partners will encourage training efforts for appraisers to become proficient in efficiency/green construction appraisal metrics.	GNOHA, Appraisers Association, Orleans Parish Assessor			Local
4.2	CONTINUED in 2019: GNOHA will work with the realtors to include energy efficiency measures on their Multiple Listing Service (MLS) sheets to highlight homes with energy efficiencies.	GNOHA, National Association of Real Estate Brokers, New Orleans Metropolitan Association of Realtors			Local
4.3	CONTINUED in 2019: GNOHA will advocate that Entergy New Orleans responds to developer suggestions to improve Energy Smart and other demand-side management programs for multifamily properties.	GNOHA/EEFA, Alliance for Affordable Energy, National Resource Defense Council (NRDC)			Local
4.4	UPDATED in 2019: GNOHA, along with rate-payer advocate groups like the Alliance for Affordable Energy, will work to identify policy changes that addresses the root causes of New Orleans' high utility costs for homeowners and renters, including rate design, data access, and resource planning.	GNOHA/EEFA, Alliance for Affordable Energy, National Resource Defense Council (NRDC), National Housing Trust			Local
4.5	UPDATED in 2019: Energy Efficiency for All (EEFA) will work with statewide housing partners to implement energy efficiency in the state.	EEFA, HousingLOUISIANA			Local

# Action Plan | 2019

4.6	UPDATED in 2019: Support city wide efforts to implement the Urban Water Plan, ResilienceNOLA, Gentilly Resilience District/ National Disaster Resilience Competition (NDRC)	ResilienceNOLA, Gentilly Resilience District, NORA, GNOF, Water Collaborative, GNOHA/ HousingNOLA, New Orleans City Council, Mayor's Office of Resilience and Sustainability			Local, state
4.7	ADDED in 2019: Ensure that housing insecurity and affordability are represented in various state initiatives associated with the Coastal Master Plan and implementing LEAD the Coast.	LA Safe, HousingLOUISIANA Foundation for Louisiana, GNOHA/ HousingNOLA			State
4.8	ADDED for 2019: The National Flood Insurance Program must be appropriately funded in order to insure sustainability. Working with various partners, policies and strategies to guarantee the sustainability of NFIP will be reviewed for implementation.	US Congress & Senate, State of Louisiana, State legislators HousingLOUISIANA, City of New Orleans, City Council, HousingNOLA/ GNOHA			Local, state, federal
4.9	ADDED for 2019 Advocate for state legislation change to allow Louisiana State Uniform Commercial Code Council (LSUCCC) to update/ modernize energy codes.	State legislators, New Orleans City Council, EEFA, LSUCCC, HousingLOUISIANA, GNOHA/ HousingNOLA			Local, state
<b>Goal #5: Increase accessibility for all walks of life, including special needs residents.</b>					
5.1	CONTINUED in 2019: HousingNOLA and partners should pursue additional funds to pay for home modifications to increase accessibility for renters and homeowners with special needs.	City of New Orleans, Advocacy Center, AARP Age Friendly Task Force, Council on Aging, GNOHA/ HousingNOLA			Local
5.2	CONTINUED in 2019: Advocate for and enforce the existing requirement that all public agencies providing housing programs or services should produce materials in Spanish and Vietnamese and have a language access plan in place.	City of New Orleans, Louisiana Language Access Coalition, FANO, HANO, LHC, NORA			Local
5.3	UDPATE for 2019: GNOHA will work with service providers on outreach for LAHousingSearch to collect and track data on special needs populations and accessible housing units in New Orleans, and educate landlords on the benefits of housing special needs populations.	City of New Orleans, ConnectNOLA, UNITY, ReEntry Housing Collaborative, Assisted Outpatient Treatment Group, Advocacy Center, landlords, FANO, HANO, LHC, NORA			Local
5.4	CONTINUED in 2019: Human Relations Commission should put in place transparent tracking and reporting on the number and disposition of fair housing complaints, by protected class, that it receives.	Human Relations Commission, HousingNOLA/ GNOHA			Local

5.5	CONTINUED in 2019: Ensure full adoption and compliance by all HANO partners with revised a criminal background check policy.	HANO, V.O.T.E., Stand with Dignity, HousingNOLA/ GNOHA			Local
5.6	UPDATE for 2019: Support UNITY coalition in efforts to end chronic homelessness of disabilities and reduce average length of time families spend homeless to 30 days or less.	UNITY, HousingNOLA/ GNOHA			Local
5.7	UPDATE for 2019: Activate Opportunity Youth Working group to continue advocacy efforts around extending the age for Foster Care to 21 and collect data and develop policy recommendations to support the housing needs of children.	HousingNOLA/ GNOHA, CASA, Orleans Parish School Board, Covenant House			Local
5.8	ONGOING for 2019: Secure resources to deploy ReEntry Housing Collaborative Networks and provide safe housing opportunities for people being released from prison under the Justice Reinvestment Initiative and federal and local custody.	HousingNOLA, V.O.T.E, First 72+, Operation Restoration, LaCOR, Goodwill, Catholic Charities, United Way			Local
5.9	UPDATED for 2019: Craft data collection strategies and specific housing policy strategies for all special needs communities identified within the 10 Year Strategy & Implementation Plan.	HousingNOLA, Leadership Board, Public Policy Committee/Working Group, Data Working Group			Local
5.10	CONTINUED in 2019: The Greater New Orleans Fair Housing Action Center will provide training for all New Orleans area shelter providers on fair housing obligations related to gender identity and expression.	GNOFHAC, UNITY, GNOHA			Local
5.11	CONTINUED in 2019: Engage artist and culture bearer communities to collect data and develop policy recommendations that support their identified housing needs.	BlightsOut, New Orleans Musicians Clinic, and Music and Culture Coalition of New Orleans (MaCCNO)			Local
<b>Goal #6: Strategic Goals</b>					
6.1	ONGOING in 2019: Refine and deploy a support system for Community Development Corporations (CDCs) and emerging developers that includes training and centralized administrative functions to reduce overhead.	GNOHA, HousingLOUISIANA, Enterprise, HUD, NCRC, National Low Income Housing Coalition, Housing FIRST Alliance of the Capital Area			Local
6.2	ONGOING in 2019: Increase advocacy efforts by educating, engaging and activating more citizens around housing issues, including piloting neighborhood housing plans.	HousingNOLA, GNOHA, Central City Renaissance Alliance, Citizens for a Better New Orleans, Claiborne CID, neighborhood groups			Local

# Action Plan | 2019

6.3	ADDED for 2019: Advocate to maintain current levels for rental contributions for residents who are supported by public housing, HCV programs and/or LIHTC programs.	GNOHA/ HousingNOLA, Housing LOUISIANA, National Low Income Housing Coalition			Federal
<b>Goal #7: Improving Quality of Life in New Orleans Neighborhoods</b>					
7.1	CONTINUED in 2019: Reduce blight and vacancy by working with community groups to track conditions.	Neighborhood groups crafting (Carrollton, Hoffman Triangle) or implementing (Claiborne Corridor, Lower 9th Ward) neighborhood housing plans			Local
7.2	CONTINUED in 2019: Reduce blight and vacancy by exploring programs to put blighted and vacant properties into the hands of private owners.	BlightsOut, State Legislators, New Orleans City Council			Local, state
7.3	ONGOING for 2019: Implement the Strategic Mobility Plan and the Workforce Housing Strategy that includes the Equitable Transit Oriented Development and the New Orleans Regional Transit Authority's 20 Year Mobility Plan.	NO RTA, New Orleans Business Alliance, GNO, Inc., CPEX, Ride New Orleans, HousingNOLA			Local
7.4	CONTINUED in 2019: Work with HANO to review a police officer occupancy pilot policy and connect community to opportunities to comment and make recommendations on evaluation and possible implementation and/or expansion.	HANO, GNOHFHAC, SLLS, Citywide Tenants Association, Stand with Dignity, New Orleans Police Department, GNOHA/ HousingNOLA			Local
7.5	ADDED for 2019: Support efforts to establish a Commercial Corridor Strategy that promotes economic stability and equity while implementing a strategy to prevent displacement due to gentrification.	NORA, JP Morgan Chase, OC Haley Merchants Association, St. Claude Merchants Association. Old Algiers Main Street Corporation, Claiborne CID, Broad Community Connections			Local
7.6	ADDED for 2019: Promote community engagement around public agency planning processes to deploy federal funds by the City OCD, LHC/State OCD and HANO. In partnership with residents, we will explore policy revisions (Smoke Free Policy, AFH, etc.) and advocate for implementation and monitor execution.	HANO, City of New Orleans OCD, State OCD, LHC, HUD, Citywide Tenants Association, Section 8 Resident Council, RAB			Local, state, federal
7.7	ADDED for 2019: Support efforts to create a living wage.	Step Up Louisiana, Workplace Justice Project, MaCCNO			Local, state

2018

# Looking Forward

**When we finally and fully put housing first, the city of New Orleans will change dramatically. The following highlights are some of the HousingNOLA priorities for the next twelve months:**

- Release a Community Development Finance Plan that quantified the funding needed to fully implement HousingNOLA and allows for the needed alignment between private investors and developers at every level.
- Working with various partners, policies and strategies to guarantee the sustainability of NFIP will be reviewed for implementation.
- Secure resources to deploy ReEntry Housing Collaborative Networks and provide safe housing opportunities for people being released from prison under the Justice Reinvestment Initiative and federal and local custody.
- Craft data collection strategies and specific housing policy strategies for all special needs communities identified within the 10 Year Strategy & Implementation Plan.
- Increase advocacy efforts by educating, engaging and activating more citizens around housing issues, including piloting a neighborhood housing plan process in Central City, New Orleans East and Algiers.
- Advocate for public agencies, the City of New Orleans, and Orleans Parish School District to develop a process to reserve land for the development of affordable housing on properties they are planning to sell.
- Identify and research alternative funding sources (hotel tax, vacancy tax, document fee, etc.) to increase revenue to the Neighborhood Housing Improvement Fund and secure reauthorization as a ballot initialize in 2020.

2019



2020

# Housing Snapshot

Data	2014	2015	2016	2017
Median Home Value	\$192,000	\$216,800	\$219,700	\$227,800
Median Rent	\$907	\$947	\$904	\$967
Median Income	\$37,000	\$39,077	\$36,792	\$36,999
Population	384,320	389,617	391,495	393,292
Renters with Cost Burden	61%	54%	61%	63%
Homeowners with Cost Burden	33%	31%	32%	33%

## Place Yourself

Our histories of place—where we root ourselves and our communities—are both shared and personal.

Is some place meaningful to you?

Where is it?

What makes it powerful?

What are the places you carry with you?

What places have you left behind?

What is your home place?

# HousingNOLA Partners

## HousingNOLA Leadership Board Member Organizations

AARP, Inc.  
Abundant Life Tabernacle  
Advocacy Center Louisiana  
Alembic Community Development  
Alliance for Affordable Energy  
American Institute of Architects - New Orleans  
APEX  
Asakura Robinson  
ASI Federal Credit Union  
Bastion: Community of Resilience  
Best Babies Zone  
Bike Easy  
Black Men of Labor  
Blights OUT  
Broad Community Connections  
Broadmoor Improvement Association (BIA)  
Brotherhood Inc.  
Bunny Friend Neighborhood Association, Inc.  
Bureau of Government Research (BGR)  
Business Council  
Cafe Reconcile  
Capital One Bank  
Catholic Charities Archdiocese of New Orleans (CCANO)  
Center for Community Progress (CCP)  
Center for Development and Learning  
Center for Planning Excellence (CPEX)  
Center for Restorative Approaches (CRA)  
Central Circle  
Central City Renaissance Alliance  
Crescent Care  
Crescent City Community Land Trust (CCCLT)  
Citizens for a Better HANO  
City Councilmember Joseph Giarrusso (District A)  
City Councilmember Susan Guidry (District A)  
City Councilmember Jay Banks (District B)  
City Councilmember LaToya Cantrell (District B)  
City Councilmember Kristin Gisleson-Palmer (District C)  
City Councilmember Nadine M. Ramsey (District C)  
City Councilmember Jared Brossett (District D)  
City Councilmember James A. Gray (District E)  
City Councilmember Cyndi Nguyen (District E)  
City Councilmember Stacy Head (Councilmember-at-Large)  
City Councilmember Helena Moreno (Councilmember-at-Large)  
City Councilmember Jason Williams (Councilmember-at-Large)  
City of New Orleans Office of Housing Policy and Community Development  
City of New Orleans Planning Commission  
City Planning Commission  
Citywide Tenants Association

Committee for a Better New Orleans (CBNO)  
Covenant House  
Delachaise Neighborhood Association  
Dillard University  
Domain Companies  
East New Orleans Neighborhood Advisory Commission (ENONAC)  
Energy Wise New Orleans  
Enmasse Media  
Enterprise Community Partners  
Exodus House  
Faubourg Lafitte Tenants' Association  
Faubourg Marigny Neighborhood Association  
Faubourg St. Roch Improvement Association  
Federal Deposit Insurance Corporation (FDIC)  
Federal Reserve of Atlanta  
Felicity Development  
FFC Capital  
Fidelity Bank  
Finance Authority of New Orleans (FANO)  
First 72+  
First NBC Bank  
Firstline Schools  
Fischer Senior Community Center  
Foundation for Louisiana (FFL)  
Friends of Lafitte Greenway  
GCR & Associates, Inc.  
Geaux Home NOLA  
Global Green  
Good Work Network  
Greater New Orleans Fair Housing Action Center (GNOFHAC)  
Greater New Orleans Foundation (GNOF)  
Greater New Orleans, Inc.  
Greater St. Stephens  
Green Coast Enterprises (GCE)  
Gulf Coast Bank and Trust  
Gulf Coast Center for Law & Policy  
Gulf Coast Housing Partnership  
Guste Homes Resident Management Corporation (GHRMC)  
Habitat For Humanity  
Harmony NOLA  
Hancock Whitney Bank  
Historic Faubourg Tremé Association  
Hoffman Triangle Neighborhood Association  
Holy Cross Neighborhood Association  
Hollygrove Neighborhood Association  
Housing Authority of NOLA  
Hotel Hope  
Iberia Bank  
Institute of Women & Ethnic Studies  
Iris Development LLC  
J.P. Morgan Chase  
Jane Place Neighborhood Sustainability Initiative (JPNSI)  
Jericho Road Episcopal Housing Initiative  
Jerusalem Economic Development Corporation



Justice and Beyond  
KEX Design and Build  
LDG Development  
La COR  
Lawyers' Committee for Civil Rights Under Law  
LEAD the Coast  
Loyola University  
Louisiana Appleseed  
Louisiana Association of Affordable Housing Providers (LAAHP)  
Louisiana Budget Project  
Louisiana Center for Children's Rights  
Louisiana Department of Health & Hospitals  
Louisiana Justice Institute (LJI)  
Louisiana Language Access Coalition  
Louisiana Office of Community Development - Disaster Recovery Unit  
Louisiana Public Health Institute (LPHI)  
Louisiana's Strategic Adaptations for Future Environments (LA SAFE)  
Louvis Services  
Lower 9th Ward Stakeholders' Coalition  
Lower 9th Ward Neighborhood Empowerment Association (NENA)  
Mary Queen of Vietnam Community Development Corporation  
Music and Culture Coalition of New Orleans (MaCCNO)  
Mid-City Neighborhood Organization  
Mirabeau Learning Center  
Neighborhood Assistance Corporation of America (NACA)  
Neighborhood Development Foundation (NDF)  
Neighborhood Partnership Network (NPN)  
NeighborWorks® America  
Network for Economic Opportunity (NEO)  
New Orleans Area Habitat for Humanity  
New Orleans Business Alliance (NOLABA)  
New Orleans Children and Youth Planning Board  
New Orleans Musicians' Assistance Foundation (NOMAF)  
New Orleans Redevelopment Authority (NORA)  
New Orleans Regional AIDS Planning Council (NORAPC)  
New St Claude Association of Neighbors  
New Zion City Preservation Association  
Next Generation Academy  
NewCorp, Inc.

Nolaming Properties, LLC  
Northshore Housing Initiative (NHI)  
Northshore Land Trust  
Odyssey House Louisiana  
Office of the Honorable Mayor LaToya Cantrell  
Office of the Honorable Mayor Mitch Landrieu  
One Voice Louisiana  
Orleans Parish School Board  
Our Voice Nuestra Voz  
Perez, APC

Power Coalition for Equity and Justice  
Preservation Resource Center  
Professional Innkeepers' Association (PIANO)  
Project Homecoming  
Providence Community Housing  
Puentes New Orleans  
Rebuilding Together New Orleans (RTNO)  
Recovery School District  
Redmellon  
Regions Bank  
Regional Transit Authority (RTA)  
Renaissance Property Group  
Restaurant Opportunities Center United  
Representative Walt Leger III  
RIDE New Orleans  
Road Home Action Network Team  
Rosa F. Keller Library and Community Center  
Rosedale Subdivision  
Southeast Louisiana Legal Services (SLLS)  
Southern United Neighborhoods  
SBP  
St. Roch CDC  
Southern Poverty Law Center  
Southern Women with Amazing Purpose (SWWAp)  
St. Roch Community Church  
Stand with Dignity  
Step Up Louisiana  
Total Community ActionThe Data Center  
The Ramsey Group  
The Village  
Thomas Strategies, LLC  
TMG Consulting  
Tulane / Canal Neighborhood Development Corporation (TCNDC)  
Tulane University Center for Public Service  
Tulane University- Sustainable Real Estate Development  
Unconditional Love Youth Group  
United Way of Southeast Louisiana  
UNITY of Greater New Orleans  
University of Leuven  
University of New Orleans  
University of New Orleans Center for Hazards Assessment, Response & Technology (CHART)  
University of New Orleans Department of Planning and Urban Studies (PLUS)  
Urban Focus LLC  
Urban League of Louisiana  
VAYLA New Orleans  
Voice of the Experienced (V.O.T.E.)  
Volunteers of America Greater New Orleans  
Water Collaboration of Greater New Orleans  
Wells Fargo  
Women with a Vision  
Workplace Justice Project, Loyola College of Law Clinic

## HousingNOLA Executive Committee

Fred J. Johnson, Jr., Neighborhood Development Foundation  
Brenda Breaux, New Orleans Redevelopment Authority  
Daisy LaGrue, DML Consulting  
Flozell Daniels, Foundation for Louisiana  
Mindy Dincola, Whitney Bank

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Betty DiMarco, Co-chair  
Lucas Diaz, Facilitator  
Lois W. Adams  
Christina Arrington  
Harold Brooks  
Quiana Brown  
Michael Burnside  
Javanti Coleman  
Asali Ecclesiastes  
Christopher Hamilton  
Jasmine Haralson  
Dawn Hebert  
Katherine Hoover  
Kevin Hurstell  
Charles Hymes  
Linda Jeffers  
Stephanie Kelley  
Alonzo Knox  
Julie Marsh  
Adinas Perkins  
Andria Reed  
Saundra Reed  
Jessica Rogers  
Mary Lou Specha  
Amy Stelly  
Jim Stephens  
Renard Thomas  
Janet Tobias  
Ashley Volion  
Lorraine Washington

## HousingNOLA Staff

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Isaura Perez  
Elianna Wasserman  
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Andreanecia M. Morris, Executive Director

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Bri Foster  
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Emily Pavel  
Sydney Shivers  
Trayshawn Webb

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Nicole Barnes, Jericho Road Episcopal Housing Initiative  
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Angela O'Byrne, Perez, APC  
Victor Smeltz, Renaissance Neighborhood Development Corporation





