



PUT HOUSING FIRST

#PUTHOUSINGFIRST TOP 3 POLICY PRIORITIES FOR 2019

We would like to see these changes before the Annual Report Card comes out in September 2019. After digesting this information it is evident that there is still more work to do in order to Put Housing First. With your cooperation and partnership we need your support in encouraging the Mayor and our City Council to do the following:

1. Adopt and Implement the Smart Housing Mix, which provides recommendations on how an inclusionary zoning policy can be effectively implemented in New Orleans. **We are so close!**
2. Review the current State and City Housing agencies' production goal of 1,500 units per year (from 2016 - 2020) as identified in the HousingNOLA 10-Year Plan, adjust for additional need and capacity, and produce the units.
3. Increase the Housing Trust Fund to meet production goals and commit to including the Neighborhood Housing Improvement Fund (NHIF) reauthorization and increase on the ballot in 2020.

STATE OF HOUSING SUPPLY

Housing Supply	Source	2006-2015	Sept.2015- Aug.2016	Sept.2016- Aug.2017	Sept.2017- Aug.2018	Sept. 2018- March 2019
Number of Housing Opportunities Created by City Agencies in New Orleans (TOTAL after deduplication of addresses that have received multiple sources of subsidies)	CNO Office of Community Development, FANO, HANO, and NORA	6,548	572	358	118	111
Number of LHC Opportunities Placed in Service In New Orleans (TOTAL after deduplication of addresses that have received multiple sources of subsidies)	Louisiana Housing Corporation	10,876	358	35	114	340
Number of Community Development Disaster Recovery Units in New Orleans	State Office of Community Development Disaster Recovery Units	53,037	5	7	N/A	10
Number of Housing Choice Vouchers Utilized (Annual Change)	Housing Authority of New Orleans	17,729	18193 (+464)	18281 (+88)	17920 (-361)	17871(-49)
Total New Subsidized Housing Opportunities		88,190	1,439	488	-129	412
Number of Affordable Housing Units Developed Without Public Subsidy	Habitat for Humanity					2
Total		88,190	1,437	488	-129	414

AFFORDABLE HOUSING NEED

33,593 affordable housing opportunities currently needed



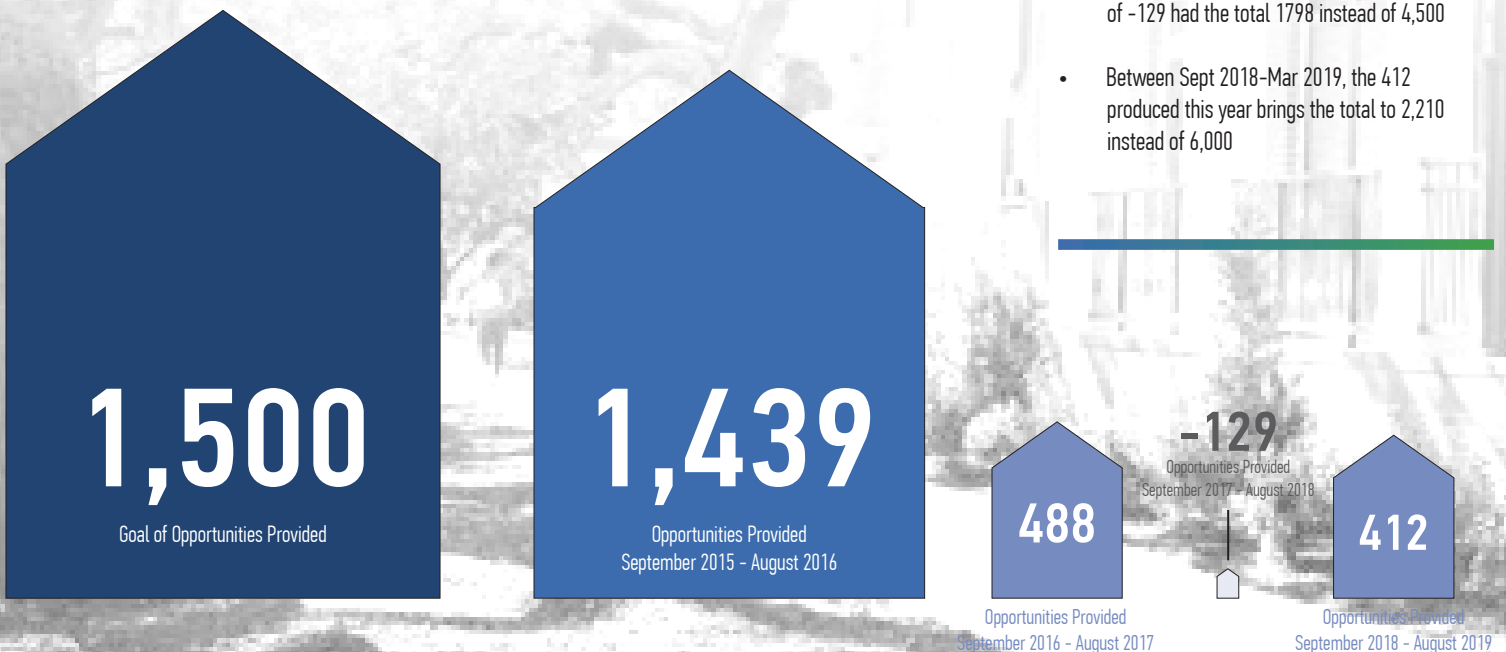
HOUSING IMPACTS

Other Housing Impacts	Source	2006-2015	Sept.2015- Aug.2016	Sept.2016- Aug.2017	Sept.2017- Aug.2018	Sept. 2018- Mar. 2019
New Voucher Opportunities Created (Total)	Housing Authority of New Orleans	N/A	N/A	N/A	N/A	104
Number of HUD-VASH Vouchers in Use	Housing Authority of New Orleans/ UNITY	255	8	2	-45	TBD
Waiting List for Vouchers	Housing Authority of New Orleans	13,013	27,959	24,192	24,197	24,195
Number of Permanent Supportive Housing Vouchers		592	250	183	123	TBD
Number of Properties Disposed by NORA	New Orleans Redevelopment Authority	3744	211	172	204	25
Homelessness	Source					2018-2019
Sheltered	UNITY Point in Time	1,163	914	776	594	684
Unsheltered	UNITY Point in Time	818	789	525	594	383
Short-Term Rentals	Source					2018-2019
Total Active Short Term Rentals	Data.Nola.Gov	N/A	N/A	N/A	N/A	3,105

Production Goals of our Public Partners

The state and city housing agencies committed to collectively producing 1,500 affordable housing opportunities a year between 2016 and 2020 --a total of 7,500 over the first five years of the plan.

- Between September 2015-August 2016, they were 61 opportunities shy of the 1500 goal
- Between Sept 2016-Aug 2017, the shortfall was 1,073 with 1,927 total instead of 3,000
- Between Sept 2017-Aug2018, an overall loss of -129 had the total 1798 instead of 4,500
- Between Sept 2018-Mar 2019, the 412 produced this year brings the total to 2,210 instead of 6,000



End Dates for Small Rental Property Program (SRPP)

Fiscal Year	# of Files	% Remaining
2019	2828	100.00%
2020	2563	90.63%
2021	2276	80.48%
2022	2062	72.91%
2023	1577	55.76%
2024	1007	35.61%
2025	588	20.79%
2026	315	11.14%
2027	196	6.93%
2028	103	3.64%
2029	53	1.87%

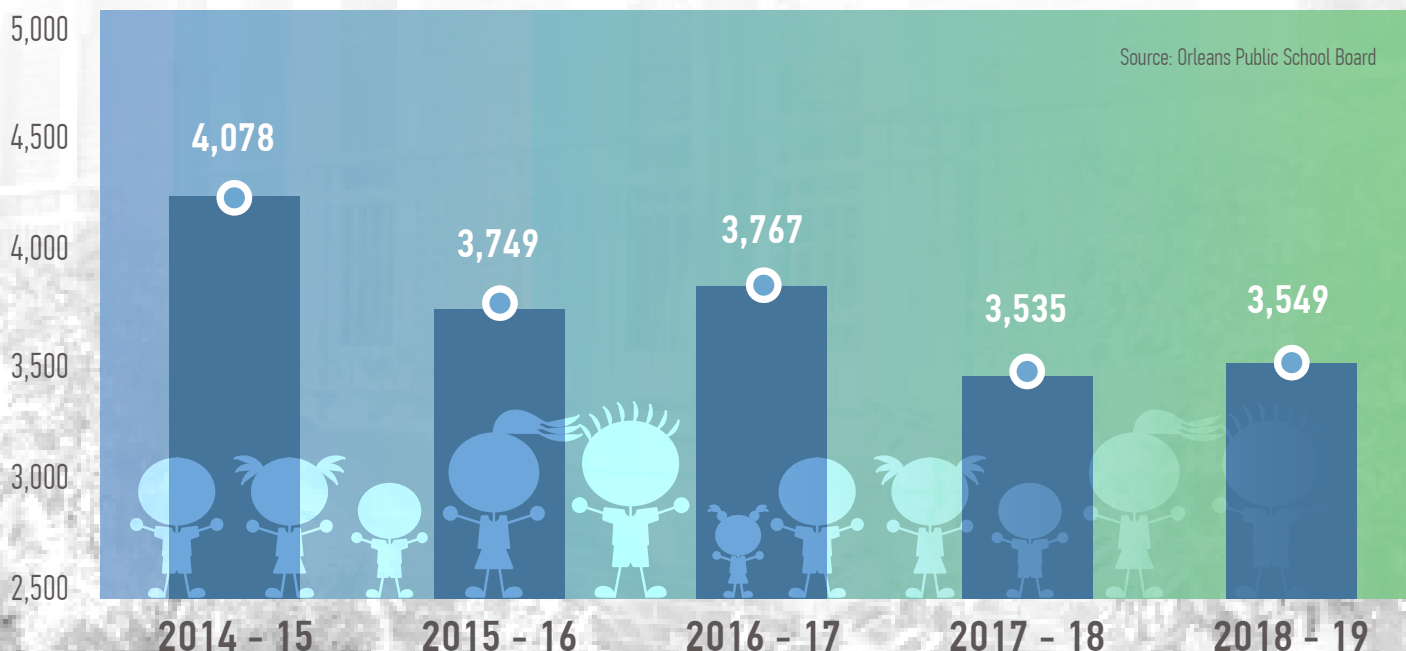
Fiscal Year	# of Files	% Remaining
2026	315	11.14%
2027	196	6.93%
2028	103	3.64%
2029	53	1.87%
2030	42	1.49%
2031	33	1.17%
2032	16	0.57%
2033	8	0.28%
2035	3	0.11%
Total Files	2828	100.00%

This chart shows the changes in units from fiscal year- to fiscal year that should be released from their affordability pending that they have remaining in compliance during the affordability period.

In 2010, the first apartments under the State of Louisiana's Small Rental Property Program came online to help rebuild post-Katrina. The program provided was designed to assist small mom and pop landlords who would have challenges accessing credit. If the property owner agreed to rent the home or apartment at an affordable level for 10 years, their assistance would become a forgivable grant. Unfortunately, this rental requirements for program will begin to expire next year, costing New Orleans desperately needed affordable housing opportunities.

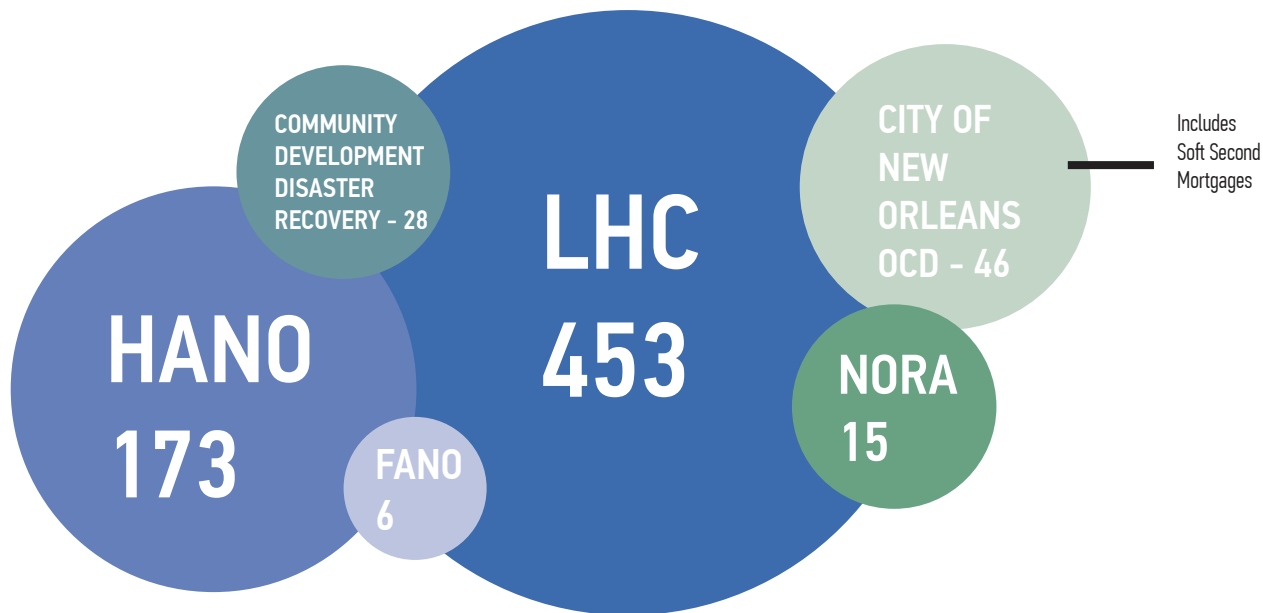
As we struggle to address New Orleans' affordable housing crisis, we are seeing the real impact in other sectors like education. Orleans Public School Board reports a decrease in Kindergarten enrollment for the past four years. This combined with recent data that show that New Orleans overall population had decreased for the first time in 14 years, are indicators that we must #PutHousingFirst

Kindergarten Enrollment



Coordinated Investments (Sept. 2018 - Mar. 2019)

Partnerships led by the City of New Orleans



These agencies (City of New Orleans Office of Community Development, New or have been partnering over the past four years to first establish production goals from public partners to meet the need identified in HousingNOLA's 10 Year Plan and to pool their collective investment to create new affordable housing opportunities. These numbers represent each agency's investment in creating new affordable housing opportunities and there is some overlap. Due to the deep subsidy needed (often including the use of Housing Choice Vouchers) the partnerships created 461 new housing opportunities--first time homeowners, owner occupied rehabs and new apartments.

CALL TO ACTION

It's imperative that we take in this data and embrace the clarity that it provides. The city and state agencies responsible for housing are working to deepen their working relationships to create more units, but it is clear that we need additional resources. The HousingNOLA Community Development Finance plan calls for \$5.8 billion to end New Orleans' crisis and that indicates the following interventions:

- The New Orleans City Council must quickly conclude the next steps to finalize the Smart Housing Mix and the revisions to the Short Term Rental policies. The council has committed to mandatory inclusionary zoning in neighborhoods (CBD, French Quarter, Bywater, etc.) that desperately need new affordable housing. The plans to revise short term rental regulations include generating \$20 million person year for affordable housing.
- The Louisiana State Legislature must defeat bills that divert short term rental funding away from affordable housing and ignore the need of struggling homeowners struggling with taxes and the renters in SRPP properties whose landlords are coming to the end of their commitment.
- Our local community development finance institutions must secure additional investment from traditional banks who need to meet Community Reinvestment Act (CRA) requirements and deploy those resources to CDCs and small developers.