



Housing**NOLA**

2020 REPORT CARD

EVALUATION OF PROGRESS

TOWARDS A MORE EQUITABLE NEW ORLEANS



Letter From the Executive Director



Over the past 12 months, New Orleans has endured a series of challenges that have, once again, exposed the deep-seated inequities that have been baked into the city’s marrow over its first three hundred years. Within weeks of the publication of the 2019 Report Card, the Hard Rock Café Hotel collapses, catapulting New Orleans to the national spotlight for all the wrong reasons. Before the end of year, the city’s computer system would be attacked by cyber terrorists. We would go on to celebrate one of the most successful Mardi Gras seasons in history, but it too, would be marred by tragedy. Then the novel coronavirus made it to New Orleans, bringing with it a “shelter in place” order that will likely change New Orleans to the same extent Hurricane Katrina did 15 years ago.

The response to the COVID-19 pandemic was clear - shelter at home. We hoped our leaders would remove their blinders and finally act. Those hopes were in vain however, in a macabre parody of Hurricane Katrina, we watched as our leaders at the city, state and federal levels floundered and ignored housing even while they were calling for people go home. In April, we released the mid-year report to prepare our partners and the community for the worst. It was also a warning to the city and state agencies responsible for housing in New Orleans to get their collective houses in order.

At the mid-year point, we had lost more housing than we’d created and there was no chance we were going to bring new units online. The statistics were troubling. We had thousands of vacant houses and apartments, but we lacked the will and the vision to make those homes available to those who needed it most. As a state, we would be given over a \$1.5 billion dollars in federal aid to respond to the pandemic and spend less than 4% of that on housing.

One particular segment of our population was hit hardest on both fronts. In the early days, African Americans made up 70% of the coronavirus deaths in Louisiana, which experts attribute to racial divides around economic opportunity and access to healthcare. Our country was rocked again, when the Black Lives Matter movement finally took root in America’s consciousness and people from all backgrounds began to understand the cause of the inequities that flavor New Orleans. The deaths of George Floyd, Ahmad Aubrey and Breonna Taylor sparked a movement that was buoyed by the disparate impact from COVID-19.

There was also a striking disparity when it comes to race and affordable housing in New Orleans. African Americans have experienced an increase in housing insecurity, both from declining rates of home ownership and increasing cost burden rates for renters. These economic factors can’t help but have contributed to the disproportionate number of African Americans who have been struck by COVID-19. We have long called for our leaders to #PutHousingFirst only to have those demands fall on deaf ears—all while offering platitudes. Accepting this behavior has gotten us to the point where we have, for the third year in a row, lost more housing than we created and failed to meet the most basic needs of our citizens during a global health crisis—despite having thousands of empty homes.

Another remarkable thing about the past 12 months, was that it coincided with HousingNOLA’s five year anniversary. We always intended to reevaluate at this point. During the past year, we have looked at our initial demand model which called for over us to net approximately 16,000 affordable housing opportunities by this point. The HousingNOLA Annual Report Card is a grim look at the housing reality we are now facing, and we implore our leaders to #PutHousingFirst with the same level of commitment they expect from us when they say, “Stay Home.”

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 JP Morgan Chase, Ford Foundation, Butler Family Fund, National Low Income Housing Coalition (NLIHC), Funders for Housing and Opportunity, Energy Foundation, Community Change, Kresge Foundation, Capital One, Power Coalition for Equity and Justice, Greater New Orleans Foundation, Home Bank and the generosity of the people of New Orleans. Additional support and resources provided by Action Group Network, Foundation for Louisiana.

HousingNOLA also partners with the Greater New Orleans Housing Alliance (GNOHA), a collaborative of home builders and community development organizations 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.

HousingNOLA/GNOHA represent New Orleans in the HousingLOUISIANA Network, a statewide alliance of housing practitioners and advocates whose primary goal is to ensure that the housing needs of all Louisianans are met. Through our statewide network of the nine regional housing alliances and working groups in New Orleans, Shreveport, Baton Rouge, Lafayette, Lake Charles, Northshore, Monroe, Alexandria and Houma-Thibodaux, we work to better coordinate advocacy efforts and build better collaborations across the state. Launched in 2019, HousingLOUISIANA has been increasing its capacity to build the institutional infrastructure and support alliance members in each region through technical support, sub-granting, advocacy, training and networking.

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.

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How Did We Do In 2020?

As the COVID-19 pandemic shines an even brighter light on the need for affordable housing in New Orleans, the HousingNOLA 2020 Annual Report Card shows State and City leaders are wildly failing to keep their commitment to provide affordable housing. Despite this there were some positive advances in the past 12 months:

- The HousingNOLA Opportunity Youth Committee has been able to activate HUD's Foster Youth to Independence (FYI) Initiative in New Orleans and is also supporting efforts to see the program implemented across the state. Referral partners identified seven youth that were approved by Department of Children and Family Services (DCFS) and HANO will be making to make the request to HUD for the vouchers by September 30th. This program will allow these youth to receive housing assistance in the form of a voucher until they are 25.
- Entergy New Orleans released their landlord portal in March to help large building owners and developers benchmark their energy use.
- Partners launched "Right to Stay," a community event to create an anti-displacement agenda for New Orleans through a partnership with Ashe and Ujamaa Economic Development Corporation.
- Preservation Resource Center (PRC) successfully identified participants for its low-income home repair and forgiveness pilot program in Tremé. The Historic District Landmark Commission also created a program to provide relief from fines and fees for residents below 80% AMI.
- HousingNOLA has been able to dramatically increase participation from community members in events—including recruiting new members of the Community Review Team.

In 2016, the City of New Orleans committed to creating 7,500 affordable housing opportunities by the end of 2020 in Housing for a Resident New Orleans. As of August 31, 2020, they have only netted 1,594. This combined with the failure to implement the Smart Housing Mix, discuss the Healthy Homes Ordinance (Rental Registry), secure tax relief for homeowners; continue to decrease homelessness and a myriad of other shortcomings combined with the net loss of affordable housing opportunities for the third year in a row means that New Orleans has earned a "F" for the first time in the history of the planning process. This failure calls for change and we not only demand it of our leaders, but we have also implemented change ourselves.

F

53 Overall (%)

41

GOAL 1 (%)

64

GOAL 2 (%)

50

GOAL 3 (%)

53

GOAL 4 (%)

50

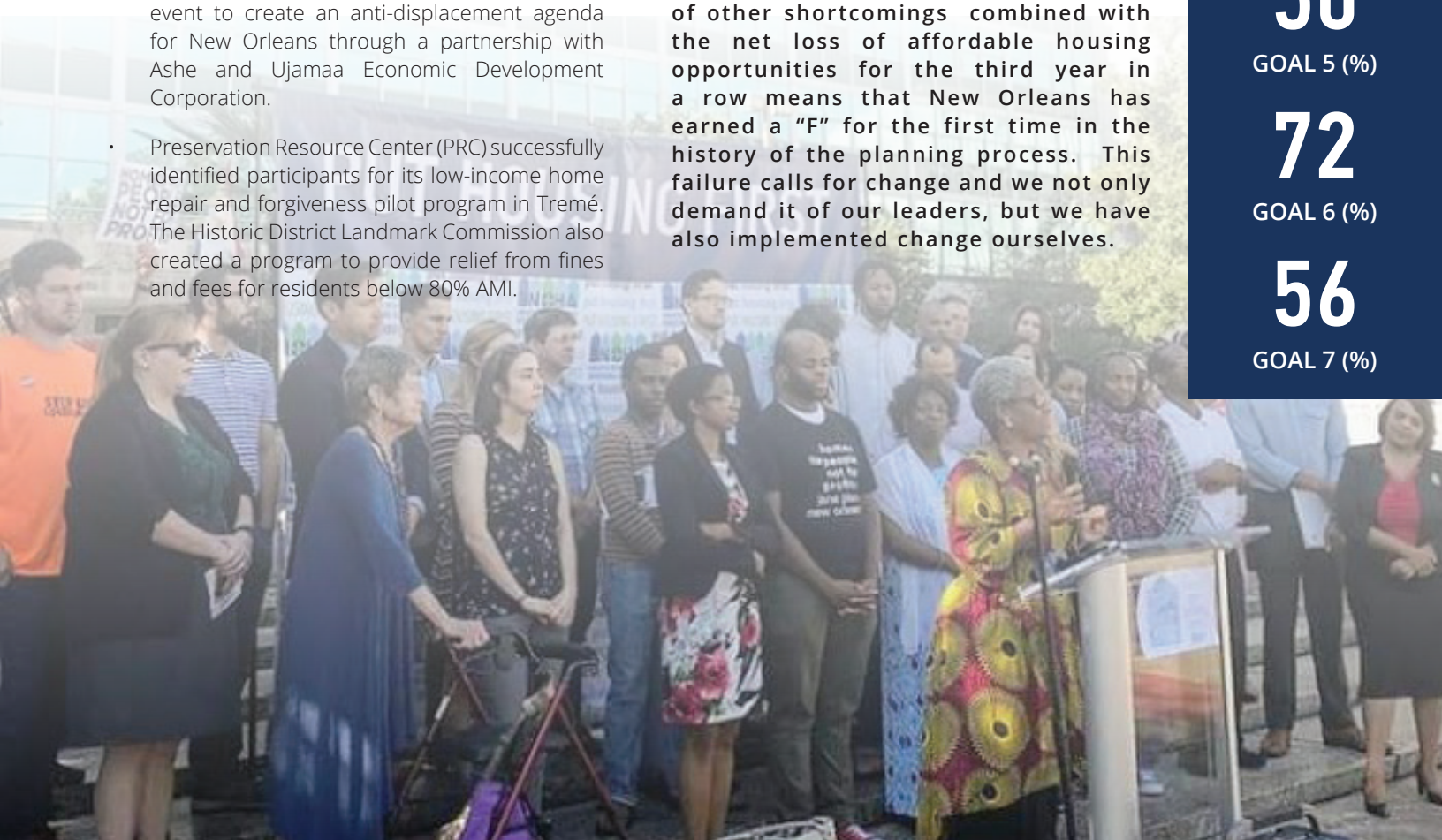
GOAL 5 (%)

72

GOAL 6 (%)

56

GOAL 7 (%)



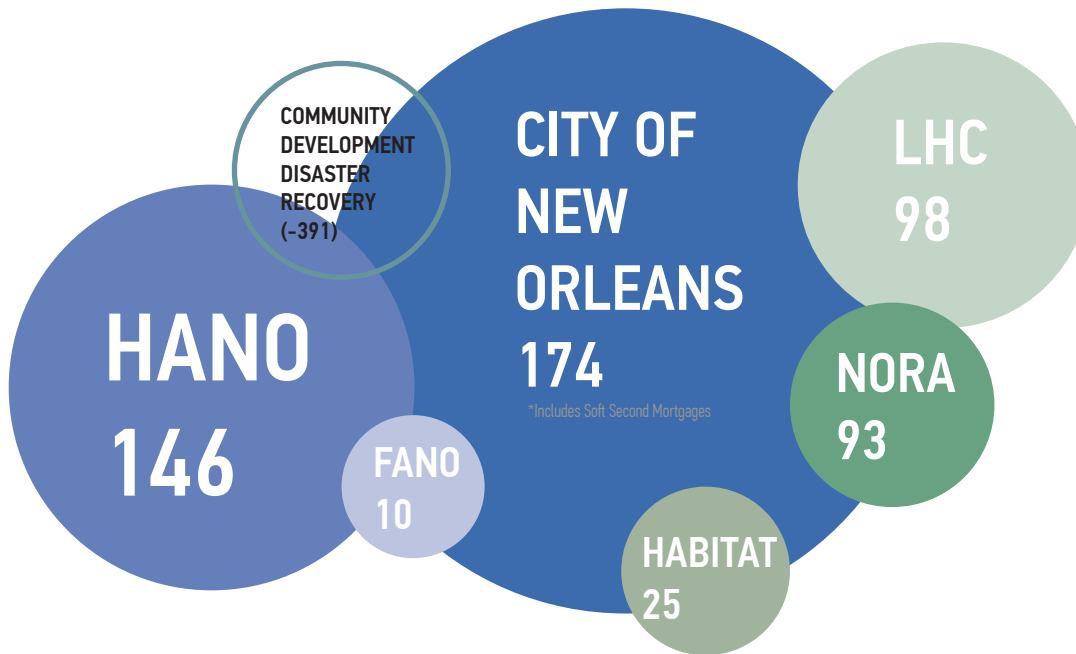
The State of Housing in New Orleans

Housing Supply	Source	2006 -2015	Sept. 2015- Aug. 2016	Sept. 2016- Aug. 2017	Sept. 2017- Aug. 2018	Sept. 2018- Aug. 2019	Sept. 2019- Aug. 2020
Number of Housing Opportunities Created by City Agencies in New Orleans (TOTAL after de-duplication of addresses that have received multiple sources of subsidies)	CNO Office of Community Development, FAND, HAND, and NORA	6,548	572	358	118	304	180
Number of Louisiana Housing Corporation Opportunities Placed in service in New Orleans	Louisiana Housing Corporation	10,876	358	35	114	0	1
Number of Community Development Disaster Recovery Units in New Orleans	State Office of Community Development Disaster Recovery Units	53,037	5	7	N/A	0	N/A
Number of Housing Choice Vouchers Utilized (Annual Change)	Housing Authority of New Orleans	17,729	18193 (+464)	18281 (+88)	17920 (-361)	17425 (-495)	17,207 (-218)
Total New Subsidized Housing Opportunities		88,190	1,399	488	-129	-191	-37
Number of Affordable Housing Units Developed Without Public Subsidy	Habitat for Humanity	N/A	N/A	N/A	12	8	6
Total		88,190	1,399	488	-117	-183	-31
Other Housing Impacts	Source	2006 -2015	Sept. 2015- Aug. 2016	Sept. 2016- Aug. 2017	Sept. 2017- Aug. 2018	Sept. 2018- Aug. 2019	Sept. 2019- Aug. 2020
New Voucher Opportunities Created (Total)	Housing Authority of New Orleans	N/A	N/A	N/A	N/A	104	35
Number of HUD-VASH Vouchers in Use	Housing Authority of New Orleans/UNITY	255	8	2	-45	-9	5
Waiting List for Vouchers	Housing Authority of New Orleans	13,013	27,959	24,192	24,197	24,196	22,514
Number of Permanent Supportive Housing Vouchers	UNITY of New Orleans	592	250	183	123	40	-57
Number of Properties Auctioned by New Orleans Redevelopment Authority	New Orleans Redevelopment Authority	2,475	179	93	95	105	0
Small Rental Property Program Loan Expiration	State Office of Community Development Disaster Recovery Unit	N/A	N/A	N/A	65	664	391
Homelessness							
Sheltered	UNITY of New Orleans	1,163	914	776	594	749	759
Unsheltered	UNITY of New Orleans	818	789	525	594	430	555
Short Term Rentals							
Total Active Short Term Rentals	Data.Nola.Gov	N/A	N/A	N/A	N/A	2,517	1,550



Public Partner Production (Aug. 2019 – Sept. 2020)

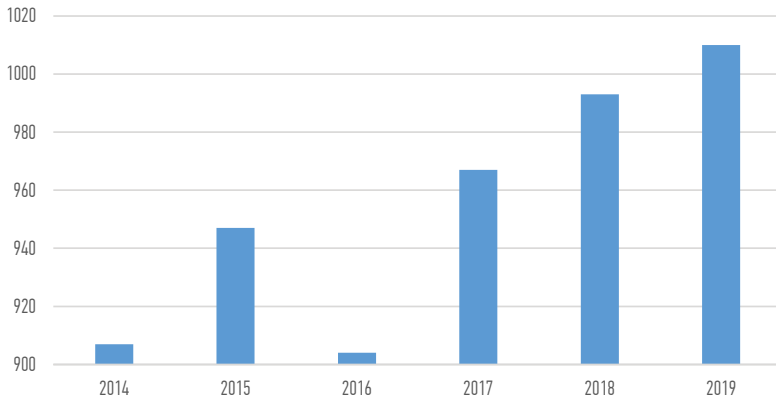
Partnerships led by the City of New Orleans



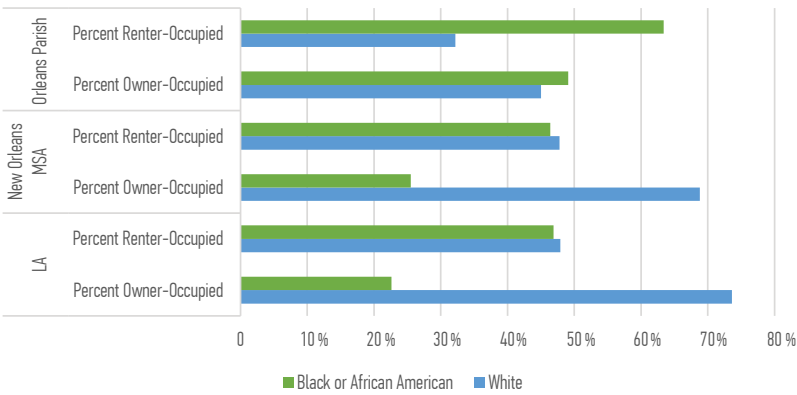
These agencies (City of New Orleans Office of Community Development, New or have been partnering over the past four years to first establish production goals from public partners to meet the need identified in HousingNOLA's 10 Year Plan and to pool their collective investment to create new affordable 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 -31 cumulative new housing opportunities--first time homeowners, owner occupied rehabs and new apartments.

The State of Housing in New Orleans

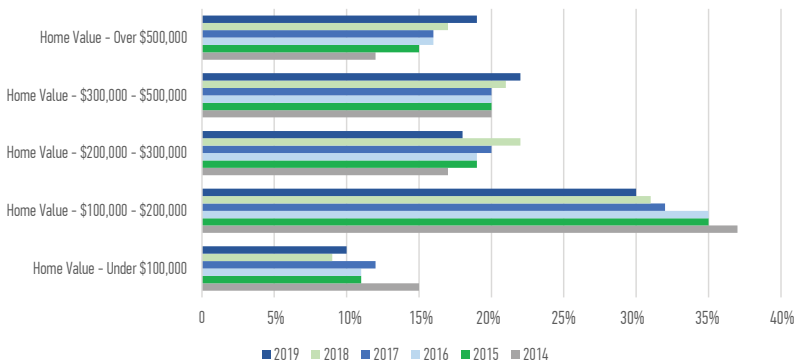
Median Rent

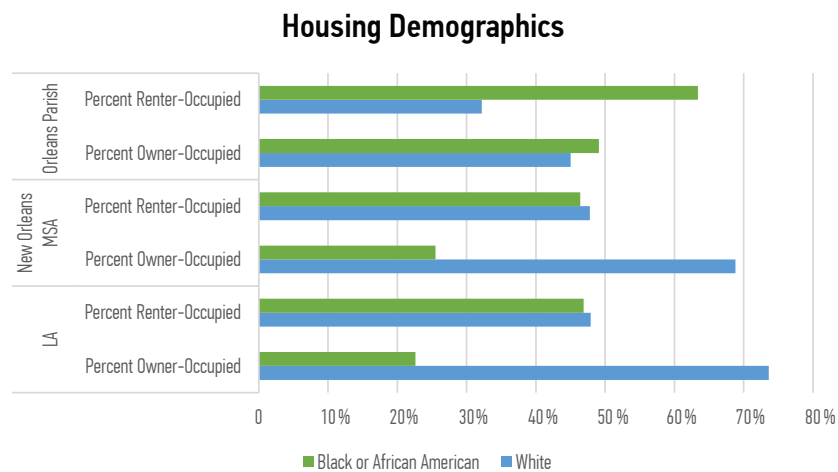
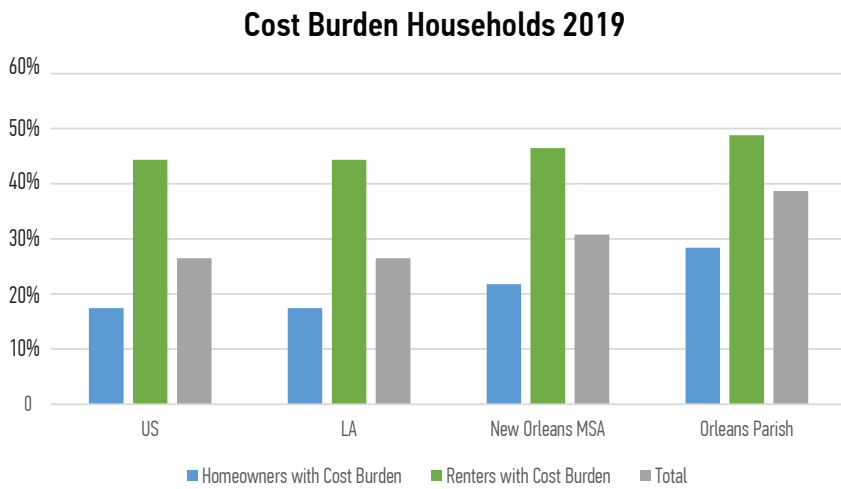
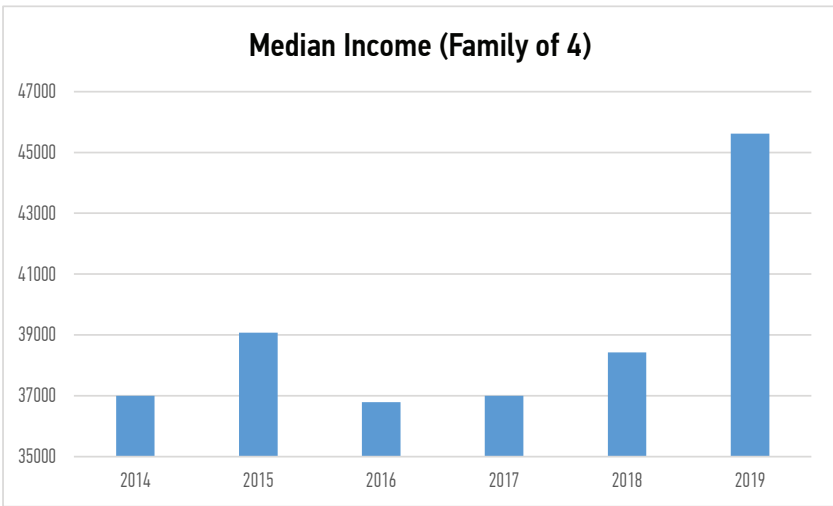


Housing Demographics



Median Home Values in Orleans Parish





2019

GOAL #1

PRESERVE EXISTING HOUSING AND INCREASE OVERALL SUPPLY OF AFFORDABLE HOUSING



2020






While city and state agencies have continued to lose housing opportunities, HousingNOLA was able to support partners in efforts to pilot programs to increase housing opportunities—including bringing short term rentals back to market and supporting the Housing Authority of New Orleans (HANO) in its efforts to attract new landlords. At this point in the plan, New Orleans should have seen approximately 7,500 new opportunities from the various agencies responsible for creating and subsidizing housing. Now with COVID-19, more New Orleanians have been pushed into housing insecurity as a result of the collective failure to realized that Housing is Essential. Unfortunately, New Orleans’ housing market is unable to provide a sufficient supply of quality, affordable units to residents that need it the most. With home prices and rents going up, and wages stagnant, leaders no longer have a choice in the matter—they must increase income, increase housing supply, AND increase subsidies for housing.

41%

Success Rate

2021


Goal 1 | 2020

Action	Update	Status	Symbol
The State of Louisiana does not use any of its Community Development Block Grant funding for housing programs. The Louisiana Legislature should propose a study resolution to allocate CDBG funds for affordable housing development in parts of the state that are not participating jurisdictions.	The state created a rental assistance program during the coronavirus pandemic but all the funds were federal and out quickly. HousingLOUISIANA will be advocating for housing assistance and a dedicated source of revenue for the Louisiana Housing Trust Fund at the October Second Extraordinary Legislative Session.	No Progress	
ADDED in 2020: The City of New Orleans explored dedicating a fixed percentage of general revenue derived from developer and permitting fees, blight code violations, and other local revenue streams (vacancy tax) to affordable housing initiatives developed in furtherance of HousingNOLA.	GNOHA/HousingNOLA will continue to research funding opportunities. The City Council is looking at authorizing the Neighborhood Housing Equity Fund in 2020 and they are also expected to announce the recommendations from the Non-Profit Parcel Fee Task Force regarding fees for land owned by non-profits. The City Council is looking into additional funding opportunities for affordable housing, such as a vacancy tax.	No Progress	
CONTINUED in 2020: HousingLOUISIANA 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.	HousingLOUISIANA will be advocating for a dedicated source of revenue for the Louisiana Housing Trust Fund at the October Second Extraordinary Legislative Session included in the Housing Legislative agenda.	No Progress	
CONTINUED in 2020: In partnership with the City of New Orleans, HousingNOLA will support the revision of production goals of State and City housing agencies within a reasonable timeline. This will include direct production and opportunities created through policy changes that increase production efficiency and organizational capacity among government partners.	The City of New Orleans signed Cooperative Endeavor Agreement with its Office of Community Development and other public partners, such as the LHC, HANO, and NORA, to increase production efficiency and capacity. Additionally, the City Council approved a process that will allow will allow FANO to issue 4% tax bonds for development deals with the LHC's approval. Public partners have not yet updated their production goals.	In Progress	
ONGOING in 2020: Increase production efficiency and organizational capacity among government partners (Finance Authority of New Orleans, HANO, NORA, City of New Orleans and Louisiana Housing Corporation). In addition to the annual reports, HousingNOLA will conduct semiannual data reviews to be made publicly available.	The City of New Orleans signed Cooperative Endeavor Agreement with its Office of Community Development and other public partners, such as the LHC, HANO, and NORA, to increase production efficiency and capacity. The city did not meet its production goals at the time of the 2020 Semi-Annual Data Report.	In Progress	

Goal 1 | 2020

Action	Update	Status	Symbol
<p>CONTINUED in 2020: HousingNOLA will advocate for a study of current zoning regulations that can prohibit the production of affordable housing. This study would advise the Mayor's Office, City Council, City Planning Commission, Code Enforcement, Safety & Permits, Board of Zoning Adjustments, Historic District Landmarks Commission and other public partners on the removal of such barriers.</p>	<p>The City Planning Commission is continuing their Affordable Housing Opportunities study to look at the CZO/Master Plan for ways to create more affordable housing, such as incorporating ADUs, yard regulations, etc. The study is being done in two phases, Phase 1 addressing Master Plan issues, such as SF zoning and other low hanging fruit. The second phase of the study will focus on four deliverables to address affordable housing: CZO standards/processes, anti-gentrification strategies, losing units with subsidy, and code enforcement. Every month through 2020 the CPC plans to give updates on the study, with a new timeline to completion expected soon.</p>	In Progress	
<p>ADDED in 2020: HousingNOLA's Title Clearing Initiative will complete a study that may result in an ordinance to enact policy changes. This will address changes to the Comprehensive Zoning Ordinance to allow for accessory dwelling units in historic areas and primary dwellings on substandard lots.</p>	<p>HousingNOLA's Title Clearing Initiative continues to work towards the finalization of the study and has identified a number of substandard lots that would allow for primary dwellings.</p>	In Progress	
<p>ADDED in 2020: Review and assess property tax assessment policy and determine if there are any further benefits to be derived from new legislation and policy changes to create affordable housing.</p>	<p>HousingNOLA met with legislators to discuss and give recommendations for property tax assessment policies. However, these bills either didn't pass or were not presented due to legislative delays brought on by the COVID-19 pandemic. GNOHA will continue to meet with legislators and work to get property tax assessment legislation passed during the 2021 legislative session.</p>	In Progress	



Action	Update	Status	Symbol
<p>CONTINUED in 2020: 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.</p>	<p>HANO and OPSB are still in negotiations to trade the historic McDonogh No. 7 school building and OPSB properties in Uptown area for a vacant field near the new Booker T. Washington building that HANO owns. GNOHA will maintain communication with OPSB as they work through this process to see if a more formalized process can be established. The city completed Phase I of its inventory map, including properties owned by NORA, OPSB, etc. Phase II will look at vacant lots across the city.</p>	<p>In Progress</p>	



Goal 1 | 2020

Action	Update	Status	Symbol
UPDATED for 2020: Advocate for the full implementation of the Smart Housing Mix based on HR&A's feasibility study for the City of New Orleans, which provides incentives (density bonuses, PILOT's, and parking waivers) for affordable housing.	The Cooperative Endeavor Agreement between the City, FANO, and the State for the incentives included within the Smart Housing Mix was approved by the New Orleans City Council in early 2020. The zoning docket for the areas that will be Core, Strong, and Transitioning neighborhoods was approved at the August 20th City Council meeting. The Mayor's Office is still working on the code amendment to reassess map areas every two years, which needed before implementation. The City Council is expected to vote on the amendment and set an effective date for implementation of the Smart Housing before the year's end.	In Progress	
ONGOING in 2020: Implement workforce housing strategy to develop recommendations to create housing opportunities for the average New Orleans worker.	HousingNOLA, Crescent City Community Land Trust, and the New Orleans Business Alliance are working on an outline and curriculum for Employer Assisted Housing Informational Session, while Life City and the other members of the Workforce Housing Council will work on stakeholder engagement. The session will be used to gauge interest and need for outreach for employer assisted housing programs in a post-COVID New Orleans.	In Progress	
ADDED in 2020: Recruit public partners to develop workforce housing strategies for municipal workers.	HousingNOLA's Workforce Housing Council has reached out to public partners to get engaged with efforts create a strategy specific to municipal workers, outside of Employer Assisted Housing programs, has yet to be developed.	In Progress	
CONTINUED in 2020: The City Council should adopt the Healthy Homes Ordinance/Rental Registry requiring landlords to register their units and meet basic habitability standards.	Sen. Cloud's SB 375 would have prohibited the Healthy Homes Ordinance/Rental Registry but due to COVID-19 was not discussed during the Extraordinary Legislative Session. HousingNOLA, the Louisiana Public Health Institute, and the Green and Healthy Homes Initiative are working with the Camden Coalition's National Center for Complex Health and Social Needs to host a Housing and Complex Care Regional Convening. The Convening is being used to inspire support for the Healthy Homes ordinance and set the stage for the Healthy Homes Pilot Program.	In Progress	

Action	Update	Status	Symbol
CONTINUED in 2020: Increase the amount of short term rental revenue dedicated to affordable housing to an amount that would guarantee resources to increase affordable housing production.	After a ballot item passed in November 2019, the City council passed a 6.75 percent tax on short-term rental bookings. Unfortunately, 25 percent of these funds will be directed to the New Orleans and Company with none of the funds contributed to affordable housing	In Progress	🌙
UPDATED for 2020: Identify and research alternative funding sources (hotel tax, vacancy tax, document fee, etc.) to increase revenue to the Neighborhood Housing Improvement Fund and/or Neighborhood Housing Equity Fund) and secure its continuation for the foreseeable future.	The Neighborhood Housing Equity Fund will fully replace the Neighborhood Housing Improvement Fund. However, it is unclear where the dedicated revenue source will come from. HousingNOLA continues to explore options for different revenue streams that would be dedicated to the NHEF.	In Progress	🌙
CONTINUED in 2020: Research vacant lots in New Orleans to design policy recommendations that will generate revenue for affordable housing production and prevent large amounts of underutilized properties and undervalued property tax assessments for empty lots.	The Title Clearing Initiative is working to on a plan and ordinance that would allow substandard lots to be developed into affordable housing options.	In Progress	🌙
ADDED for 2020: Work with lenders, investors and other industry (healthcare, hospitality, education, etc.) to increase amount of private funding available to create or preserve affordable housing.	The Lender's Roundtable reviewed projects submitted through HousingNOLA's RFI from small developers in the first quarter. The group seeks to work with developers to orchestrate a project pipeline and secure funding for current and future projects.	In Progress	🌙
Goal 1 Success Rate			41%



2019

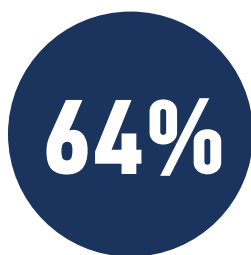
GOAL #2

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



2020

The New Orleans Prosperity Index: Tricentennial Edition, reports that “in 2016, the poverty rate among black New Orleanians was 32 percent while the poverty rate among white New Orleanians was nine percent, revealing that race remains a clear dividing line for economic success.” 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. HousingNOLA’s intention is to continuously examine ways to develop housing opportunities to keep people in high-opportunity neighborhoods, and bring amenities and economic opportunity to neighborhoods that also include affordable housing options.



Success Rate

2021

Goal 2 | 2020

Action	Update	Status	Symbol
ADDED in 2020: Support new pilot programs (Evictions Court Watch) and create new strategies (Housing Court, NYC Renters Right's Agenda, etc.) to increase tenant protections.	Jane Place Neighborhood Sustainability Initiative released, "Unequal Burden, Unequal Risk: Households Headed by Black Women Experience Highest Rates of Eviction," a report analyzing data collected by their Eviction Court Monitoring Project. Monitoring was paused due to COVID-19 but has since resumed. The New Orleans Renter's Rights Assembly held a protest in the summer to stop evictions. The Housing Justice Coalition is also finalizing their Renter's Bill of Rights.	In Progress	
ADDED in 2020: Ensure the creation of programs that will provide tax relief for homeowners at risk of losing their homes and small landlords like those in the expiring Small Rental Property Program or alternative tax relief programs (millage roll back, tax collection deferment, etc.). Alternatives should be explored in the event the ballot initiative doesn't pass.	The Louisiana Legislative Auditor found the Orleans Parish assessor did not follow proper state regulations in appraising and assessing appropriate property taxes. Rep. Willard's HB430 would have limited increases in New Orleans but was not moved forward. There was no policy to address concerns around property taxes in New Orleans. Rep. Hilferty's HB525 increases the income limit for special assessment from \$50k to \$100k. GNOHA is still in talks with the tax commissioner to see what can do be done to support residents, particularly in light of COVID-19.	In Progress	
UPDATED for 2020: Support the development and implementation of enforcement for short term rentals by bringing the platforms into compliance with expectations about monitoring, de-listing, data transparency, accountability, and residential limitations.	The City of New Orleans has hired Peter Bowen, the former general manager of Sonder New Orleans, to serve as the city's chief administrative officer of land use. Advocates are working to ensure that we are preventing displacement and affordable housing remain a priority.	In Progress	

Goal 2 | 2020

Action	Update	Status	Symbol
CONTINUED in 2020: Explore policy recommendations that address insurance rates for owner-occupied and traditional rental properties, which contribute 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 has attempted to work with the Louisiana Insurance Commissioner, Jim Donelon, to establish a strategic plan to keep property owners insured through the COVID-19 pandemic. HousingLOUISIANA continues to explore policies that would remove racial bias from the insurance industry that negatively impacts BIPOC homeowners.	In Progress	
ADDED in 2020: Support the creation of policies that prevent the displacement of long term residents, such as the Katrina Cottages program.	The New Orleans Business Alliance and HousingNOLA hosted an Anti-Displacement convening in January 2020 that provided community recommendations to address displacement. HousingNOLA will also be continuing their research and looking into to best practices in other areas that can prevent displacement.	In Progress	
UPDATED for 2020: Support the Preservation Resource Center's and Historic District Landmark Commission's low-income home repair and forgiveness pilot program in Treme with outreach and implementation.	PRC has selected participants for the pilot program in Treme. The Mayor's Office also did a small grant to support repairs. The HDLC has a program to support residents > 80% AMI to offer some relief. The first base of projects are in the scoping phase.	Success	
UPDATED for 2020: Collaborate with culture bearer community to collect data and develop policy recommendations that support their identified housing needs.	Partnered with Ashe Cultural Arts Center and UJAMAA to discuss anti-displacement measures in the community.	Success	
Goal 2 Success Rate			64%

2019

GOAL #3

ENFORCE AND PROMOTE FAIR HOUSING POLICIES THROUGHOUT NEW ORLEANS



2020




Small multi-family housing has historically created naturally occurring affordable housing in neighborhoods across New Orleans. After Hurricane Katrina, exclusionary policies made these structures impossible to rebuild for nearly a decade. The Fair Housing Act of 1968 prohibits discrimination on the basis of race, color, religion, sex, disability, family status and national origin. Orleans Parish provides additional protections against discrimination for additional groups based on sexual orientation, gender identification, marital status, age and creed. However, discrimination is not always this intentional or obvious - the majority of the city's subsidized housing is located in lower-income neighborhoods of color. This goal aligns with the Fair Housing Act and calls on everyone to better integrate our communities and provide a unified and open housing market where all families have access to opportunity.

50%

Success Rate



2021

Goal 3 | 2020

Action	Update	Status	Symbol
<p>CONTINUED in 2020: 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. In addition to working with the City and other funding agencies to require training, the training should place special emphasis on Fair Housing and city codes.</p>		No Progress	
<p>ADDED in 2020: GNOHA and the LHEC will standardize renter education around the Fair Credit Reporting Act (FCRA), and the Fair Housing Act (including protected classes: race, color, religion, national origin, sex, sexual orientation, age & disability).</p>		No Progress	
<p>CONTINUED in 2020: Evaluate and revise policies that would encourage more landlords to accept vouchers, as needed. 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.</p>	<p>HousingNOLA's Housing Working Group Landlord Subcommittee has been working to bolster outreach to landlords across the state to recruit landlords and inform them of benefits of voucher programs, connect landlords to assistance with listing services, and determine what additional services small landlords may need.</p>	In progress	

Action	Update	Status	Symbol
<p>UPDATED for 2020: Support the implementation and update the 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 while also looking at Opportunity Zone implementation.</p>	<p>HousingNOLA released the Community Development Finance Plan in November 2019, which estimated a need of \$6B in investments to meet the 36,000 affordable housing units needed. HousingNOLA’s Lender’s Roundtable and Data Working Group has been working to ensure there is investment in low-and moderate-income communities. Teams are working together to update the latest model to reflect projections for the next 5-10 years. Impacts of COVID-19 also suggested new projections.</p>	<p>In Progress</p>	
<p>CONTINUED in 2020: Advocate for increased renter rights. Options for exploration should include Housing Court and other initiatives to create an environment for more just housing and treatment of citizens.</p>	<p>The Louisiana Fair Housing Action Center worked with Rep. Landry on HB 388, which would have required landlords wait up to 10 days to evict tenants for unpaid rent, required written notices, and 30 day notices required for month-to-month residential leases. The bill was not moved out of committee and would’ve also removed the ability for residential leases to waive their notice requirements. Jane Place Neighborhood Sustainability Initiative released Unequal Burden, Unequal Risk: Households Headed by Black Women Experience Highest Rates of Eviction with policy recommendations for COVID-19, including keeping evictions court closed, cancel rent/mortgages, and the implementation of policies included in HB 388.</p>	<p>In Progress</p>	

Goal 3 | 2020

Action	Update	Status	Symbol
<p>ADDED in 2020: HousingNOLA will explore and work to implement policies that address the racial wealth gap in New Orleans through increasing and maintaining African-American homeownership rates.</p>	<p>The City of New Orleans' 2020 Soft Second Mortgage Assistance Program was increased and allows homebuyers to qualify for up to \$45,000 in down payment assistance and \$5,000 in closing costs, helping more residents purchase homes throughout the city. GNOHA is working with HousingLOUISIANA on a COVID-19 homeownership impact statement analysis with policy recommendations. GNOHA and HousingNOLA are also preparing to roll out their homeownership strategy with the Homeownership committee.</p>	<p>In Progress</p>	
<p>CONTINUED in 2020: Support, monitor, and increase awareness of the changes in Louisiana statute that increases penalties for landlords who refuse to return security deposits.</p>	<p>There isn't much data available, partially due to the lack of resources available to tenants and lawyers willing to take such cases. Housing advocates across the state worked to educate tenants about the evictions process, and partners are also working to inform residents about the new security deposit policy. Partners are reaching out to HANO to see if the policy can be shared with their tenants in the HCVP. GNOHA interviewed the 1st City Court Judge candidates regarding the policy with support from many.</p>	<p>In Progress</p>	

Action	Update	Status	Symbol
CONTINUED for 2020: Support research efforts for 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.	The Louisiana Fair Housing Action Center work with Rep. Landry on HB 388, which would have required landlords wait up to 10 days to evict tenants for unpaid rent, required written notices, and 30 day notices required for month-to-month residential leases. The bill was not moved out of committee and would've also removed the ability for residential leases to waive their notice requirements. The Renter's Rights Assembly's Housing Justice Coalition is working to finalize Renter's Bill of Rights.	In Progress	
ADDED for 2020: Explore policies that address low voucher utilization rates and cost-burdened HCVP participants.	HousingNOLA's Housing Landlord Working Group Landlord Subcommittee is working with HANO, LA Housing Search, and a number of small landlords to facilitate outreach and encourage them to lease units to HCVP participants.	Success	
ONGOING in 2020: Secure additional funding for a voucher program to better serve individuals and families in New Orleans.	HousingNOLA's Opportunity Youth Committee is working to implement the Foster Youth the Independence initiative in New Orleans and support efforts across the state. The Department of Children and Family Services shared a form to verify youth are/were in the foster care system.	Success	
Goal 3 Success Rate			50%

2019

GOAL #4

ENCOURAGE SUSTAINABLE DESIGN AND INFRASTRUCTURE FOR ALL NEW ORLEANIANS



2020

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 increases the frequency and intensity of storm events, and the increasing rate of coastal land loss in Louisiana poses significant danger to the New Orleans region. In order to create a more resilient New Orleans, sustainable infrastructure and design principles will continue to play a role in mitigating risk, decreasing environmental impact and reducing energy costs for New Orleans residents.

53% Success Rate

2021

Goal 4 | 2020

Action	Update	Status	Symbol
<p>CONTINUED in 2020: 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.</p>	<p>GNOHA is working with the Alliance for Affordable Energy to develop a strategy to engage with the Appraiser Association and HousingLOUISIANA started discussion around this topic with Louisiana State Real Estate Commission.</p>	<p>In Progress</p>	
<p>CONTINUED in 2020: GNOHA will work with realtors to include energy efficiency measures on their Multiple Listing Service (MLS) sheets to highlight homes with energy efficiencies.</p>	<p>GNOHA is working with the Alliance for Affordable Energy to get energy efficiency criteria in the MLS for public viewing.</p>	<p>In Progress</p>	
<p>CONTINUED in 2020: GNOHA, an EEFA partner, and the Alliance for Affordable Energy, will work to implement policy changes that were recommended in the 2018 New Orleans Rental Market study to address the root causes of New Orleans' high utility costs for homeowners and renters, including rate design, data access, and resource planning, such as energy benchmarking to help direct policies to our energy burdened populations.</p>	<p>The New Orleans City Council approved Entergy New Orleans' Rate Case resolution, expected to reduce residential utility bills by \$34 annually. The minimum rate will remain at \$8.07 and Entergy's return on equity was reduced from 11.1% to 9.35%. The Louisiana EEFA Coalition 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. The City Council's Utility Committee passed the resolution that will require Entergy New Orleans to provide aggregated whole-building data around energy usage. The Coalition is working to get an ordinance adopted that will require large building owners, including multifamily building owners, to benchmark and report their benchmarked data to the city, which could leave EE programs and savings for residents. The Energy Smart program was up for renewal and an extension at the January 2020 New Orleans Utility Committee meeting, where it was a unanimously approved.</p>	<p>In Progress</p>	

Goal 4 | 2020

Action	Update	Status	Symbol
ONGOING in 2020: Energy Efficiency for All (EEFA) will work with statewide housing partners to implement energy efficiency programs throughout the state.	EEFA, GNOHA and HousingLOUISIANA are advocating to secure more utility sponsored energy efficiency programs across the state. Entergy Louisiana has also started working with APTIM to improve energy efficiency programs in the state. The Coalition worked together to submit comments to the Louisiana Public Service Commission regarding an open docket (R-31106) to consider the development of financial incentives for the promotion of energy efficiency by jurisdictional electric and gas utilities for the state.	In Progress	
ADDED in 2020: New Orleans City Council Utility Committee should adopt the Resilient-Renewable Portfolio standard, which includes a program with Entergy New Orleans to encourage further adoption of solar and other renewables. Community-owned generation distributed throughout the city also offers resiliency benefits following storms.	The Energy Future New Orleans coalition has developed its recommendations for the 100% Renewable and Clean Portfolio Standard (RCPS) that was approved by the City Council. There is a six month procedural timeline for stakeholders to outline cost management policies, set mandatory deadlines for emissions reductions, and prepare for implementation. The coalition participated in technical conferences to address their concerns with the current version of the RCPS. The coalition hosted a community event in August to educate the community on the RCPS process.	In Progress	
UPDATED for 2020: Support city-wide efforts to implement and update the Urban Water Plan, Resilient NOLA, Gentilly Resilience District/ National Disaster Resilience Competition (NDRC) , and NORA's Community Adaptation Program, while reviewing the impacts of current implementation and proposing recommendations.	Gentilly Resilience district announced four major projects; Blue & Green Corridor, the Mirabeau Water Garden, the Pontilly Neighborhood Stormwater Network, and St. Anthony Green Streets. The NORA Community Adaptation Plan announced the competition of 50 projects, allowing for 144,686 gallons of storm water to be stored.	In Progress	

Action	Update	Status	Symbol
ONGOING in 2020: Ensure that housing insecurity and affordability are represented in various state initiatives associated with the Coastal Master Plan and implementing LEAD the Coast.	HousingNOLA participates in the LEAD the Coast Development Committee to ensure that housing insecurity and affordability are represented in the design and intermediate programs.	In Progress	
CONTINUED in 2020: 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.	Since the end of FY2017, 15 short-term NFIP reauthorizations have been enacted. The NFIP is currently authorized until September 30, 2020. Advocates continue to push for reform legislation that will give the NFIP a long-term authorization.	In Progress	
ADDED in 2020: Help to craft policies in the Green New Deal around affordable housing that are unique to the Gulf South, and prioritize the needs of people of color and indigenous people.	GNOHA continues to support the efforts of the Gulf Coast Center for Law & Policy in the efforts of the Gulf South for a Green New Deal Policy Platform.	In Progress	
ADDED in 2020: Research and explore policies that change the language in the Stafford Act to allow for buildings to receive enough funding to be built to modern codes.	The Resiliency Committee continues to explore policy changes to the Stafford Act.	In Progress	
ADDED in 2020: Support the implementation and outreach of FANO's Green Mortgage Product, which will provide homeowners with financing for energy efficiency, wind protection, and storm water management improvements.	FANO has plans to launch a Green Mortgage product in 2020, which will provide funding to homeowners and property owners with resources to implement energy efficiency upgrades.	In Progress	

Goal 4 | 2020

Action	Update	Status	Symbol
ADDED in 2020: Work with the United States Green Building Council to address green and energy efficient retrofits in existing structures while maintaining affordability.	The United States Green Building Council is working with HousingNOLA, Louisiana Public Health Institute, and the Green and Healthy Homes Initiative on a Housing and Complex Care Regional Convening. The Convening will look at how green and energy efficient retrofits in existing structures can be maintained with affordability.	In Progress	
CONTINUED in 2020: Advocate for state legislation change that will allow Louisiana State Uniform Commercial Code Council (LSUCCC) to update/modernize energy codes.	The EEFA coalition is focusing on ensuring building codes are in-line with national standards and that mature efficiency programs are finally in place through the Louisiana Public Service Commission by growing demand and developing the economic case through Integrated Resource Planning and rulemaking..	In Progress	
ADDED in 2020: Develop strategies to mitigate the impact of environmental racism when reviewing policy, developing new programs, and allocating new resources in both the public and private sector.	HousingNOLA is working with the National Water Justice Coalition to address the impacts of water affordability and lack of potable water in communities of color. HousingNOLA participates in the LEAD the Coast Development Committee to ensure that housing insecurity and affordability were represented in the design and implement the introductory, and intermediate programs. GNOHA also continues to support efforts to oppose the New Orleans East Gas Plant, currently under litigation.	In Progress	
ADDED for 2020: The City of New Orleans should adopt an energy benchmarking ordinance that will allow effective energy efficiency policies and programs to be designed for multi-family properties.	The EEFA Coalition continues to work on the benchmarking ordinance for New Orleans. GNOHA supported outreach for Entergy's Landlord portal that provides benchmarking data, and the Alliance for Affordable Energy is working with the city's attorney's office to get the ordinance passed. The City Council originally didn't pass the ordinance because the Mayor's Office thought it was unenforceable.	In Progress	
ADDED for 2020: Work with energy efficiency stakeholders to build capacity and a workforce of energy efficiency contractors and implementers.	Due to COVID-19 efforts on implementation have paused, but partners have been working to lift up the increased need to develop and diversify New Orleans', and Louisiana's, workforce, particularly in the energy efficiency and green industry area through the IRP and RPS.	In Progress	

Action	Update	Status	Symbol
ADDED for 2020: Activate and engage the Housing Authority of New Orleans on energy efficiency programs and initiatives, such as an energy efficient based-utility allowance (EEBUA).	HousingNOLA is planning to meeting with HANO's new Executive Director to discuss outstanding issues, looking at energy efficient based-utility allowance (EEBUA) as an item.	In Progress	◐
CONTINUED in 2020: GNOHA will advocate that Entergy New Orleans responds to developer suggestions to improve Energy Smart and other demand-side management programs for multifamily properties, such as a Landlord portal.	Entergy New Orleans released their landlord portal in March to help large building owners and developers benchmark their energy use. The New Orleans City Council approved a resolution to hire a Demand-Side Management Consultant for the IRP process to ensure savings for residents and developers.	Success	●
Goal 4 Success Rate			53%



2019

GOAL #5

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







New Orleans has long struggled to provide services to its most vulnerable residents. Disaster hits the most vulnerable the hardest, and the subsequent hurricanes and COVID-19 pandemic have proven to be no exception. Individuals with special needs face many of the same issues as low-income New Orleanians: paying too much in rent or on a mortgage and living in neighborhoods with limited access to services. However, individuals with special needs also face additional barriers and require additional supportive services in order to thrive. Further, these populations are more at risk of not having safe and affordable housing options.

50%

Success Rate

2021

Goal 5 | 2020



Action	Update	Status	Symbol
ADDED in 2020: Advocate for the introduction and adoption of property tax reform measures including, but not limited to making the tax freeze for people with disabilities permanent.	HousingNOLA advocated for the ammendment that would have allowed New Orleans to exempt a portion of assesd values of properties or keep assessed values at the level for the year prior to the exemption going into effect. This measure failed the October 2019 election.	No Progress	
The New Orleans City Council should draft and pass a study resolution to remove questions about prior criminal convictions, known as “banning the box,” on applications to live in publicly funded housing developments and units operated by private landlords, or at a minimum only consider criminal convictions (not arrests).	HousingNOLA advocated for the release of prisoners due the impacts of COVID-19 and will work with partners to lift up “banning the box” efforts.	No Progress	
ONGOING in 2020: HousingNOLA and partners should pursue additional funds to pay for home modifications to increase accessibility for renters and homeowners with special needs.	HousingNOLA has partnered with entities such as Assisted Outpatient Treatment of New Orleans Corporation to explore creative and innovative solutions to meet the housing and shelter needs of citizens with disabilities. The Rebuilder’s Roundtable also continues to explore funding and repair opportunities for homeowners with special needs.	In Progress	
UPDATED for 2020: Support the Office of Human Rights and Equity’s assessment and development of language access policies for every city department.	HousingNOLA is working with the Louisiana Language Access Coalition to see what issues that ESL populations face in housing.	In Progress	

Goal 5 | 2020

Action	Update	Status	Symbol
<p>CONTINUED in 2020: 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 programs that will support housing special needs populations and low-income households.</p>	<p>GNOHA began outreach with developer members to determine what information would be beneficial to affordable housing developers, landlords, and renters. We wish to use data and feedback from discussions to advocate in the next QAP that government subsidized housing be required to list on LAHousingSearch.org in order to make affordable housing opportunities more accessible to tenants</p>	<p>In Progress</p>	
<p>CONTINUED in 2020: 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>Chapter 86 of the city code was rewritten to ensure the Human Relations Commission would have enforcement power within their complaint process. The City Council still has to rewrite chapter 86 to layout the human rights commission process, including mediation, investigation, and findings that can be brought to court. The Data Working Group will look into getting reports from the Commission.</p>	<p>In Progress</p>	
<p>The City and State should prioritize and target limited funding for high- risk special needs populations in all programs in order to meet the commitment of the state and city housing agencies to create 1,500 housing opportunities for special needs populations by 2021.</p>	<p>The state did not commit to create 1,500 affordable housing opportunities for special needs population, but many municipalities across the state provided single room occupancy units and hotels for special needs population due to the coronavirus.</p>	<p>In Progress</p>	

Action	Update	Status	Symbol
<p>HANO should reinstitute voucher set-asides for survivors of domestic violence and survivors transitioning to independence.</p>	<p>HANO has not reinstated a voucher set-asides for survivors of domestic violence and survivors transitioning to independence, but they have 130 "Moving On" vouchers through referral by UNITY that will provide permanent housing for residents transitioning out of rapid rehousing.</p>	<p>In Progress</p>	
<p>CONTINUED in 2020: Ensure full adoption and compliance by all HANO partners with a revised criminal background check policy.</p>	<p>GNOHA continues to conduct outreach to HANO partners, property managers, and landlords regarding revised criminal background check policies</p>	<p>In Progress</p>	
<p>CONTINUED in 2020: Support UNITY coalition in efforts to end chronic homelessness of people with disabilities and reduce average length of time families spend homeless to 30 days or less.</p>	<p>In March, UNITY, in accordance with a city and state plan was able to move unhoused individuals into hotels. While this helped to lower the amount of street homeless individuals, the number shot back up due to COVID. GNOHA and HousingNOLA continue to advocate for ESG for rapid rehousing as well as wrap around services in addition to rent relief to prevent the homelessness.</p>	<p>In Progress</p>	

Goal 5 | 2020

Action	Update	Status	Symbol
<p>UPDATED for 2020: Collect data and develop policy recommendations to support the housing needs of children, particularly young adults aging out of foster care. Solutions should explore HUD's Tenant Protection Voucher Program for Youth Aging Out of Foster Care.</p>	<p>HousingNOLA's Opportunity Youth Committee is still working with OPSB to collect better data on housing insecure youth in schools, submitting comments to the Perkins V grant process to get support. The committee is also working with HUD, HANO, other PHAs, and the Department of Children and Family Services to implement the Foster Youth to Independence Initiative vouchers in New Orleans.</p>	<p>In Progress</p>	
<p>ONGOING in 2020: 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.</p>	<p>The New Orleans Reentry Taskforce and Jefferson LaPRI Reentry Housing Committee continue to rally support and help provide transitional housing for formerly incarcerated families facing housing insecurity.</p>	<p>In Progress</p>	



Action	Update	Status	Symbol
<p>CONTINUED in 2020: Identify partners for data collection strategies and specific housing policy strategies for veterans, survivors of domestic violence, and people with disabilities identified within the 10 Year Strategy & Implementation Plan as special needs populations.</p>	<p>A large point for potential advocacy with HousingNOLA's national partners is due to the work of Bastion Community of Resilience. They brought ideas to legislators in Washington earlier in 2019 to address how disability payments exclude veterans from qualifying for certain programs. The legislation centered on excluding veteran's disability payments so that they may qualify for Low-Income Housing Tax Credit (LIHTC) Programs. The advocacy surrounding this issue and potential ideas for legislation will continue to be developed in this group in 2020.</p>	<p>In Progress</p>	
<p>ADDED in 2020: Secure additional funding for housing opportunities for people living with AIDS, as HUD has cut funding for group settings and more individual assistance is needed.</p>	<p>HousingNOLA is meeting with HUD and the New Orleans Office of Community Development to discuss housing providers that serve the LGBTQ community difficulties with HUD's HOPWA and TBRA NOFA process that continues to make it harder to house those in need.</p>	<p>In Progress</p>	
<p>ADDED in 2020: Engage stakeholders and cancer survivors to explore services and research data to develop housing policies that accommodate cancer survivors.</p>	<p>HousingNOLA has engaged the Louisiana Cancer Prevention & Control Programs (LCP) with the Housing and Complex Care Conveing to highlight and develop recommendations to address cancer survivors.</p>	<p>In Progress</p>	

Goal 5 | 2020

Action	Update	Status	Symbol
<p>ADDED in 2020: Advocate for the Louisiana Housing Corporation's Qualified Allocation Plan to include points and higher set asides for special needs populations including homeless preferences for Low Income Housing Tax Credit Units, and integrated residential opportunities for people with disabilities</p>	<p>GNOHA's Rental Committee and HousingLOUISIANA continue to advocate that government subsidized housing be included in the next Qualified Allocation Plan.</p>	<p>In Progress</p>	
<p>CONTINUED in 2020: 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>UNITY worked on a Cultural Competency and Humility Train-the-Trainer Training program, which trained prospective trainers in motivational interviewing, without making people feel defensive, and how to use their skills to change structural issues, with Community Impact Solutions Project. Participants plan to collaborate and continue their learning to become better trainers. Committee members hope to schedule an LGBTQ cultural competency training for NOPD officers to facilitate a better relationship between officers and members of the community.</p>	<p>Success</p>	



HOUSING
IS A
HUMAN
RIGHT!

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RENT IS
HIGH

2019

GOAL #6

STRATEGIC GOALS



2020

It would be simple to only rely on our city and state agencies to develop and execute a comprehensive housing blueprint, but to execute HousingNOLA's full vision, we must be creative, intentional and strategic. Many say that New Orleans is one of the most "planned" cities in America and community members have contributed those strategies—including the HousingNOLA 10 Year Plan. We must almost balance the support of developers with the needs of community. With a collaborative approach to addressing these challenges, we could make significant progress

72%

Success Rate

2021



Action	Update	Status	Symbol
<p>ONGOING in 2020: Refine and deploy a support system for Community Development Corporations (CDCs) and emerging developers that includes training, centralized administrative functions and construction management (OTC) to reduce overhead expenses.</p>	<p>GNOHA and HousingNOLA has began outreach with local DBEs to commence a fair and standardized pricing list for construction of single-family, multi-family, mixed-use developments, and rehabilitation of dilapidated properties. We wish to continue working with our minority contractors to establish a system that may be adopted by the City of New Orleans as they begin to implement a number of pilot programs, including its Owner-Occupied Rehabilitation program.</p>	<p>In Progress</p>	
<p>ADDED in 2020: Ensure that affordable housing developers spend City and State funds responsibly and within the time-frame provided by the government entity due to the limited government resources available for housing development.</p>	<p>The Capacity Building Initiative was the result of an extensive assessment sent out to the community development corporations and community housing organizations, as well as housing counseling agencies. Committees such as the the Homeownership and Rental Committee continue to discuss ways to address funding concerns.</p>	<p>In Progress</p>	
<p>ADDED in 2020: Prioritize infill development within Diamond, Amber and Topaz neighborhoods to ensure that affordable housing developed by non-profit organizations has access to neighborhood amenities.</p>	<p>In addition to the support HousingNOLA has provided to all affordable housing developers in Diamond, Amber, and Topaz neighborhoods, we have voalized the need to remove restrictive single-family zoning in these neighborhoods to increase the possibility for multifamily development as well as accessory dwelling units. The HousingNOLA Title Clearing Initiative is also studying the possibility of tiny home infill in Diamond, Amber, and Topaz neighborhoods.</p>	<p>In Progress</p>	

Goal 6 | 2020

Action	Update	Status	Symbol
<p>ADDED in 2020: Focus on large-scale multifamily (over 75 units) housing developments in Diamond, Amber and Topaz (See Definitions in Neighborhood Typology Section) neighborhoods, unless a development is within a quarter-mile of a transit line or high frequency transit stops (30 minute headways or less), and has access to job centers and neighborhood amenities.</p>	<p>GNOHA continues to support development of multifamily units in Diamond, Amber, and Topaz neighborhoods.</p>	<p>In Progress</p>	
<p>ADDED in 2020: Increase the participation of residents of subsidized housing in statewide housing advocacy, planning and legislative efforts, and initiatives like expanding regional housing alliances and launching a housing plan process.</p>	<p>HousingLOUISIANA continues to work on Resident Organizing with Community Change, with partners in Alexandria, Baton Rouge, Lafayette, New Orleans, and Shreveport. HousingLOUISIANA is working to develop a statewide organizing group of residents of subsidized housing. During 4th Annual Housing Movement Building Training, HousingLOUISIANA worked with Community Change's on a #HousingisEssential town hall with former HUD Secretary Julian Castro to discuss housing issues with those most impacted. Louisiana joined California, Oregon, and Washington to strategize on building a housing movement in their respective states. Community Change will also be supporting HousingLOUISIANA as it develops its housing policy agenda in preparation for the upcoming elections and Legislative Sessions.</p>	<p>In Progress</p>	

Action	Update	Status	Symbol
<p>ADDED in 2020: HousingNOLA will run the Housing Demand model to assess if the numbers of units to meet the need has changed and update the HousingNOLA 10 Year Plan for the 5 year anniversary.</p>	<p>HousingNOLA has updated the Housing Demand Model. The Data working Group is currently reviewing latest numbers to adjust for changes due to impact on the economy proceeding COVID-19.</p>	<p>Success</p>	
<p>ADDED in 2020: HousingNOLA will update annually its Neighborhood Typologies with any new release on the data sources that were used to identify the typologies. These updates will also use data secured through other HousingNOLA action items (e.g. Utility Analysis, Special Needs Data, and Affordable Housing Impact Statements) and Golden pearl implementation.</p>	<p>HousingNOLA Neighborhood typologies have been updated. According to recent data, just over 30% of New Orleans neighborhoods are categorized as Emerald Neighborhoods, having high rates of vacant lots and homes and limited housing market activity. 25% of neighborhoods were categorized as Diamonds, with drastic increases in household income, home prices, and rent. Sapphire neighborhoods have decreased by 44% from 2014 to 2017, meaning New Orleans continues to lose neighborhoods with affordable rents and is seeing less market activity. There was also a 9% increase in the number of Ruby neighborhoods in 2017 keeping with the trend of higher-cost neighborhoods riddling the city.</p>	<p>Success</p>	

Goal 6 | 2020

Action	Update	Status	Symbol
ONGOING in 2020: Increase advocacy efforts by educating, engaging and activating more citizens around housing issues, including piloting neighborhood housing plans.	HousingNOLA hosts various meetings through our Community Engagement Working Group and Community Review Team to engage community members in local events and decision-making processes. Our goal is to keep members well-informed by distributing information and encouraging participation in public events. CityWorks launched in September 2020. The group strives to connect builders with New Orleans Renters and community organizers.	Success	
ADDED in 2020: Increase community members', specifically Community Review Team members, awareness of and participation in public planning processes like the HANO Agency Plan, city and state Annual Action Plans, city budget plans and the update of New Orleans' Master Plan. GNOHA will develop strategies to educate citizens around these various processes.	HousingNOLA encourages Community Review Team members to participate in public meetings regularly. During meetings, guest speakers include professionals and public officials that are available for informative and Q&A sessions.	Success	
Goal 6 Success Rate			72%

2019

GOAL #7

IMPROVING QUALITY OF LIFE IN NEW ORLEANS NEIGHBORHOODS

2020



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.




56%

Success Rate

2021

Goal 7 | 2020

Action	Update	Status	Symbol
CONTINUED in 2020: Reduce blight and vacancy by working with community groups to track conditions.	HousingNOLA is working to develop policy that protects the displacement of long term residents through tax sale by increasing support for low-income housing rehabilitation.	In Progress	
UPDATED for 2020: Reduce blight and vacancy by exploring programs to put blighted and vacant properties into the hands of private owners and reduce displacement of long-term homeowners from properties being sold at tax sales (i.e. adjudicated properties).	HousingNOLA has worked with Council Member Banks' office to develop an ordinance that would help to support long-term residents from being displaced through tax sale.	In Progress	
ONGOING in 2020: Support the implementation of 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.	NewLinks has three different scenarios focused on coverage/ consistency, ridership/frequency, and access/speed. HousingNOLA remains a stakeholder in the process, working to ensure areas with affordable housing have high-frequency transit. They are planning to announce final recommendations in the Fall 2020.	In Progress	
UPDATED for 2020: Support efforts to create a living wage in New Orleans and across Louisiana.	The equal pay bill, minimum wage increase bills, Louisiana Employment Non-Discrimination Act (LENDAs) did not move forward during the 2020 Legislative Session. However, advocates remain vigilant and are working to introduce future legislation to address pay issues across the state.	In Progress	
ADDED in 2020: Increase overall outreach and participation in the 2020 Census in the Greater New Orleans area by coordinating multiple Complete Count committees and conducting further outreach to local and partner organizations.	HousingNOLA worked with statewide partners, such as the Power Coalition and Urban League, to increase engagement with the Census 2020. As of summer 2020, Louisiana had a response rate of about 56%. The Census form has to be completed by September 30th.	In Progress	

Action	Update	Status	Symbol
<p>ADDED in 2020: Focus on transit-oriented development overlay in areas with high levels of investment such as Canal Street at the Bio District, Lafitte Greenway, and the St. Claude Corridor.</p>	<p>RTA/NewLinks is working on an equity analysis of their transit lines. The Workforce Housing Council is hosting a conversation with the RTA and CPC to discuss the Transit Oriented Communities Study and its impact of housing.</p>	<p>In Progress</p>	
<p>ADDED in 2020: Support efforts to update and fully implement a Complete Streets policy for New Orleans and the region to create comprehensive walking, biking, and transit networks that integrate with one another and connect residents to job centers, parks, schools, healthy food outlets, churches, and other popular destinations. Such a policy should also integrate best water management practices into street design, construction, and repairs which will reduce flooding and subsidence while extending the life of the roadway.</p>	<p>The Complete Street coalition launched the city wide “More Safety Less Stress” campaign to further educate communities about the coalition and its current efforts. The Mayor’s Office, in partnership with the coalition, held a ribbon cutting on December 6th for an updated Marconi Drive, near Delgado Community College, with sidewalk improvements, high-visibility crosswalks, better bus stops, ADA curb ramps, and protected bike lanes. The city is moving forward with complete streets initiatives, completing and starting work in parts Algiers. The Complete Streets Coalition has also worked on a “Slow Streets” process for New Orleans, opening up some streets to allow commuters that walk and bike to safely social practice social distancing.</p>	<p>In Progress</p>	
<p>ONGOING in 2020: Support efforts to establish a Commercial Corridor Strategy that promotes economic stability and equity while implementing a strategy to prevent displacement due to gentrification.</p>	<p>Partners are working on the implementation of ACT 322, which mandates that the Board of the Lower Ninth Ward Economic Development District in Orleans Parish prepare a development plan or plans specifying the public improvements, facilities, and services proposed to be furnished, constructed, or acquired for the district.</p>	<p>In Progress</p>	

Goal 7 | 2020

Action	Update	Status	Symbol
UPDATED for 2020: Work with HANO and the Guste Community to review a police officer occupancy pilot feasibility and possible implementation and/or expansion.	The New Orleans Police Department was not interested in participating in the program, and HousingNOLA decided to pause follow-up efforts with the rise of the COVID-19 pandemic .	Success	●
Goal 7 Success Rate			56%





2020

Looking Forward

The data in HousingNOLA, the city's 10 Year housing strategy and implementation plan, indicated the need for 33,600 additional affordable units in the city by 2025. With the failures to see an increase in private market and subsidized housing, there was no choice but to revise the Demand Model. The HousingNOLA Data Working Group used the latest available data to estimate the supply and demand for housing units in the city of New Orleans and identify gaps in the housing market for 2019. The city's housing market was analyzed by income levels, tenure (renter vs. owner), and unit type (bedroom count). HousingNOLA examined the potential for growth and displacement-reversal by looking at households that commute to New Orleans for work but live outside of the city. Additionally, it compared the supply and demand for housing units with housing cost burdens to examine the housing-income mismatch in the city, wherein households occupy units with costs that do not match their incomes.

Key Findings:

- Although there was an overall excess of supply for rental and owner housing in 2019, **there is a severe shortage of rental units affordable for extremely low-income households (0-30% MFI) in New Orleans.** While there is an estimated 27,723 households within that income bracket, there are only 11,017 units in the city that are affordable to households in that income group, resulting in a **shortage of 16,706 units.**
- The extreme gap between supply and demand for housing units for the extremely low-income households has resulted in **90% of all extremely low-income households facing monthly housing costs beyond their means.**
- **Half of New Orleans households have monthly housing costs that exceed levels of affordability.** This number climbs to 64% when only examining renter households, and falls to 33% when only examining owner households.
- There is a shortage of rental units affordable for the lowest and the highest income households, and the excess demand is met by middle-income housing. This means that **extremely low income and very low income households are forced to compete with households of all incomes for housing that is out of their price range.**
- The city will need to add a supply of 1,716 units over the next 10 years, even when assuming household count holds steady between 2019 and 2029. However, this figure does not account for **the shortage of 18,709 rental units by 2029 that are affordable to households of extremely low income (0-30% MFI) and very low income (31-50% MFI),** a shortage which is met by more expensive units.
- If New Orleans is to keep growing in the face of slowing population growth while maintaining affordability, it should **examine reversing displacement effects.** There are approximately 99,380 employees who commute to New Orleans for work but do not live within city limits. Of these, approximately 55,951 are extremely low income (0-30% MFI), very low income (31-50% MFI), or low income (51-80% MFI).

2021

2022

Future housing demand analysis should account for these households as potential residents who might choose to live in the city if not for high housing costs.

- For renters, the largest demand across income groups is for 0-1 bedroom units, and for owners, the largest demand is for 2 bedroom units. These demand levels were reflected in the shortages, as **renters had the largest shortages of 0-1 bedroom units and owners had the largest shortages of 2 bedroom units across income groups.**

2019 Home Values	
Owner-Occupied units	\$75,257
Less than \$50,000	\$2,003
\$50,000 to \$99,999	\$5,615
\$100,000 to \$149,999	\$9,102
\$150,000 to \$199,999	\$13,751
\$200,000 to \$299,999	\$13,690
\$300,000 to \$499,999	\$16,581
\$500,000 to \$999,999	\$11,556
\$1,000,000 or more	\$2,959
Median (dollars)	\$242,900
Source: US Census, ACS Table DP04, 2018 & 2019 1-Year Estimates	

2019 Gross Rent	
Occupied units paying rent	\$70,290
Less than \$500	\$8,997
\$500 to \$999	\$25,516
\$1,000 to \$1,499	\$23,191
\$1,500 to \$1,999	\$8,680
\$2,000 to \$2,499	\$2,786
\$2,500 to \$2,999	\$920
\$3,000 or more	\$200
Median (dollars)	\$1,010
No rent paid	\$6,206
Source: US Census, ACS Table DP04, 2018 & 2019 1-Year Estimates	

***Changed to account for inflation (\$246,948)**



Looking Forward

Departures from the 2015 Demand Model

- Whereas the 2015 Demand Model sought to project population growth and future demand, the 2020 Demand Model assumes that the household count is steady, growing slower than it has between 2010 and 2015. Household growth in New Orleans has stagnated in recent years, with a decline between 2017 and 2018. Acknowledging the changing growth pattern of the city, we took the average of the annual growth in household counts from the ACS 5-year estimates for the last three years of available data (2016 through 2018) and applied that change to the 2018 figure to estimate population growth between 2018 and 2019. This is a departure from the 2015 model, which used Esri Business Analyst's 2019 estimates of household counts. The 2019 estimates from Esri are based on 2010 Census figures and registered a sharp increase in household counts that did not match up with ACS 5-year estimates. We chose to use the ACS estimates which we believe more closely reflect reality.
- 2019 proportions of owners and renters assumed no change from 2018 proportions based on ACS 5-year estimates, another departure from the 2015 method. The previous model used Esri Business Analyst and would have resulted in figures inconsistent with ACS estimates for prior years. In addition to a supply-demand analysis that looks exclusively at populations and units within New Orleans city limits, the 2020 model looked at 2017 OnTheMap data from the U.S. Census to examine households that live outside of the city but commute to and work in New Orleans.

Housing Occupancy Orleans Parish					
	2018	2019	Differences from last year		
Total Housing Units	191,620	192,236	616	Increase 2019	
Total Occupied	155,104	151,753	3,351	Decrease 2019	Less occupants
Total Vacant	36,516	40,483	3,967	Increase 2019	More Vacancies
Total Owner-Occupied	74,982	75,257	275	Increase 2019	
Total Renter-Occupied	80,122	76,496	3,626	Decrease 2019	Less renters

Source: US Census, ACS Table DP04, 2018 & 2019 1-Year Estimates

Orleans Parish Population Demographics	
Black or African American	59%
White	34%
Asian	3%
Other	4%
Hispanic or Latino	6%

Orleans Parish Cost Burden Totals		
	2018	2019
Homeowners with Cost Burden	25,081	42,237
Renters with Cost Burden	44,950	65,830

Source: US Census, ACS Table DP04, 2018 & 2019 1-Year Estimates

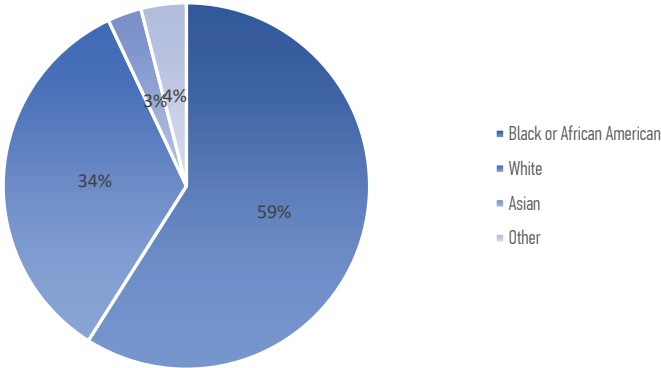


Orleans Parish Population

Total population	390,144
White	138,827
Black or African American	234,557
American Indian and Alaska Native	3,161
Asian	13,104
Native Hawaiian and Other Pacific Islander	514
Some other race	8,322

Source: US Census, ACS Table DP05, 2019 1-Year Estimates

2019 Orleans Parish Demographics



Cost Burden

	US	LA	New Orleans MSA	Orleans Parish
Homeowners with Cost Burden	17%	17%	22%	28%
Renters with Cost Burden	44%	44%	46%	49%
Total	26%	26%	31%	39%

Source: US Census, ACS Table DP04, 2019 1-Year Estimates

Housing Demographics

	LA		New Orleans MSA		Orleans Parish	
	Percent Owner-Occupied	Percent Renter-Occupied	Percent Owner-Occupied	Percent Renter-Occupied	Percent Owner-Occupied	Percent Renter-Occupied
White	73.6	47.9	68.8	47.8	45	32.2
Black or African American	22.6	46.9	25.5	46.4	49.1	63.4

Source: US Census, ACS Table S2502, 2019 1-Year Estimates



Revised HousingNOLA Demand Model (2021 - 2025)

Affordable Housing Opportunities Needed pre-COVID 19		Annual Need	Additional Affordable Opportunities Needed due to COVID-19	
Homeownership	64,810	12,962	Homeownership	7,337
Rental	27,556	5,511	Rental	7,948
Total Needed Units	92,366	18,473	Total Needed Units	15,285

Homeownership

Supply-Demand Gap by Unit Type, 2029			Cost Projection	
Demand	Annual Demand	Annual	Total (10 yrs)	
30%-50% MFI				
0-1BR	1,678	168	\$11,025,000	\$110,250,000
2BR	3,670	367	\$42,196,875	\$421,968,750
3+BR	1,612	161	\$23,827,500	\$238,275,000
30-50% Total	6,960	696	\$77,049,375	\$770,493,750
50% - 80% MFI				
0-1BR	2,432	243	\$24,321,189	\$243,211,893
2BR	5,190	519	\$90,817,237	\$908,172,366
3+BR	3,277	328	\$73,724,003	\$737,240,031
50-80% Total	10,898	1,090	\$188,862,429	\$1,888,624,289
80%-100% MFI				
0-1BR	1,463	146	\$14,630,000	\$146,300,000
2BR	2,978	298	\$52,115,000	\$521,150,000
3+BR	2,076	208	\$46,710,000	\$467,100,000
80-100% Total	6,517	652	\$113,455,000	\$1,134,550,000
100+% MFI				
0-1BR	7,998	800	\$79,982,102	\$799,821,017
2BR	17,013	1,701	\$297,732,100	\$2,977,321,002
3+BR	15,423	1,542	\$347,012,792	\$3,470,127,920
100+% Total	40,434	4,043	\$724,726,994	\$7,247,269,938
Homeownership Total	64,810	6,481	\$1,104,093,798	\$11,040,937,978

Rental

Supply-Demand Gap by Unit Type, 2029					Cost Projection	
Demand	Supply	2029 Gap / Surplus	Annual Gap	Annual	Total (10 Yrs)	
0-30% MFI						
0-1BR	14,438	5,581	(8,857)	(886)	\$110,708,234	\$1,107,082,344
2BR	8,239	3,185	(5,054)	(505)	\$63,178,074	\$631,780,736
3+BR	5,045	1,950	(3,095)	(309)	\$38,686,992	\$386,869,916
0-30% Total	27,723	10,717	(17,006)	(1,701)	\$212,573,300	\$2,125,732,996
30% - 50% MFI						
0-1BR	6,478	5,625	(853)	(85)	\$10,666,434	\$106,664,341
2BR	4,241	3,682	(559)	(56)	\$6,982,222	\$69,822,218
3+BR	2,211	1,920	(291)	(29)	\$3,640,764	\$36,407,644
30 - 50% Total	12,931	11,227	(1,703)	(170)	\$21,289,420	\$212,894,204
50% - 80% MFI						
0-1BR	6,688	10,662	3,974		\$-	
2BR	4,364	6,957	2,593		\$-	
3+BR	2,338	3,728	1,390		\$-	
50-80% Total	13,390	21,347	7,957		\$-	
80% - 100% MFI						
0-1BR	3,271	13,482	10,212		\$-	
2BR	1,920	7,912	5,993		\$-	
3+BR	1,011	4,167	3,156		\$-	
80 - 100% Total	6,201	25,562	19,360		\$-	
100+% MFI						
0-1BR	10,671	6,161	(4,510)	(451)	\$56,369,123	\$563,691,226
2BR	6,762	3,904	(2,858)	(286)	\$35,719,853	\$357,198,533
3+BR	3,503	2,022	(1,480)	(148)	\$18,503,522	\$185,035,218
100+% Total	20,935	12,088	(8,847)	(885)	\$110,592,498	\$1,105,924,976
Rental Total			27,556	2,756	\$344,455,218	\$3,444,552,176



Looking Forward

COVID Response

- The new Demand Model was completed in March 2020 so it could go out with the 2020 Semi-Annual Report. We decided to add context to the findings of the HousingNOLA Demand Model memo, based on the COVID-19 epidemic and the associated economic downturn and job losses that have amplified a pre-existing housing crisis.

Key Findings:

- The COVID epidemic has significantly increased the urgency to assist renter households in the “Extremely low income” (0-30% MFI) and “Very low income” (31-50% MFI) categories. Even moderate-income renters are feeling impacts. These households already faced a shortage of affordable housing supply per the March 2020 demand model. Census data collection via the national Household Pulse Survey now suggests that these households are facing a major blow in their ability to pay rent on time. In June 2020, prior to the expiration of the initial round of federal unemployment benefits:
 - 25% of extremely low income renter households (0-30% MFI) in Louisiana missed their rent payment
 - 36% of very low income renter households (31-50% MFI) in Louisiana missed their rent payment
 - 12% of low income renter households (51-80% MFI) in Louisiana missed their rent payment
 - 28% of moderate-income renter households (80-100% MFI) in Louisiana missed their rent payment
- Now that the initial round of federal unemployment benefits has expired and supplemental benefits are half (or less) of the previous benefit, these households are likely to be even more financially strained and unable to pay rent. If we use the percentages of Louisiana renter households who missed a June rent payment as an indicator of where the COVID crisis has created additional need for affordable rental units, the following changes would be indicated to the March 2020 demand model:

HH Income Bracket	March 2020 Estimated Shortage of Affordable Rental Units	Estimated Additional Affordable Rental Need Due to COVID
0-30% MFI	16,706	No change
31-50% MFI	1,373	4,655 (Increase of 3,282 units)
51-80% MFI	No shortage	1,607 (Increase of 1,607 units)
81-100% MFI	No shortage	1,736 (Increase of 1,736 units)

Homeowners below 80% MFI who have a mortgage are also feeling the COVID burden. Nearly 30% of homeowners in this income bracket missed a mortgage payment in June 2020. Twenty-eight percent of owner-occupied households who have a mortgage in Louisiana and earn less than \$50,000 missed payments in June 2020, based on the Census Household Pulse Survey. Numbers were similar for all income brackets of homeowners below 80% MFI, indicating widespread financial distress. Assuming numbers in New Orleans are similar to those across Louisiana, this could indicate that approximately 7,337 owner-occupied households in New Orleans may be behind on mortgage payments.

2020

2021 Community Development Plan Highlights

Half or 49.1% of New Orleans residents are housing cost burdened, meaning they spend more than 30% of their paycheck on housing costs, which includes things like rents; mortgages; real estate taxes; fire, hazard, and flood insurance on the property; and utilities. These factors provide opportunities for targeted policy 17 interventions designed to reduce the cost burden for renters and homeowners in the city.

One of the factors driving cost burdens for low-income households is energy costs. According to estimates made by the U.S. Department of Energy, rental households earning less than 30% of MFI (an annual income of less than \$20,780) were spending an average of 18% of their paycheck on energy costs. Homeowners in the same income group spent an average of 22% of their paycheck on energy costs.

Insurance can create additional cost burdens, especially for residents who are in certain flood zones of New Orleans. Across the state of Louisiana, it costs an average of \$726 per year to be covered by the National Flood Insurance Program (NFIP), and the average for New Orleans is \$638 per year. The Federal 19 Emergency Management Agency is in the process of restructuring the NFIP, and rates are expected to increase in October of 2021. Home insurance is an additional source of cost burdens for homeowners as well as renters who may see passed down costs through higher rents. In New Orleans, the city's average annual homeowner premium is \$3,603, which for a household making 30% of MFI (or \$20,780) is 17% of their income.

Increases in property tax can increase cost burdens for both renters and owners, as they are included in housing costs for owners which can be passed on to renters in the form of higher rents. Based on available data from 140,205 residential properties, between 2015 and 2020, over 60% of residential properties increased in taxable assessed value, and a quarter of residential properties more than doubled in taxable assessed value.

An obvious factor that contributes to housing cost burdens is income. While New Orleans home prices have continued to increase, wages have not kept up, and as a result, the annual income needed to rent a unit that fits a household's requirements is becoming out of reach, especially for any household earning less than the Median Family Income (MFI). The graph below shows the annual incomes required to afford rents for a unit at the Fair Market Rent for New Orleans, overlaid with 30%, 50%, 80%, and 100% of MFI. Fair Market Rent is "HUD's best estimate of what a household seeking a modest rental home in a short amount of time can expect to pay for rent and utilities in the current market." As can be seen in the graph, a family making 30% of MFI is unable to afford any units at Fair Market Rent in the city.

Renters

- There was a **shortage of 16,706 units in 2019**. This shortage jumps to **29,402 units if accounting for extremely low income people who work in New Orleans but commute from outside the city**.
- Gaps occur across all apartment types, but 0-1 BR rental units make up more than half of the shortage, with a shortage of 8,700 units in 2019.

2021

2022

- Due to the shortage of units affordable to those at 0-30% MFI and 31-50% MFI, they are likely competing with households of all incomes for units that are out of their price range.
- **93% of households in this income category (over 29,000 households) were housing cost burdened**, or paying more than 30% of their income on housing costs.
- Even assuming no population growth, New Orleans will **need to build 17,006 units affordable to this income group by 2029** to house those who live in the city today.

Revised HousingNOLA Demand Model (2021 - 2025)					
	Affordable Housing Opportunities Needed pre-COVID 19	Annual Need	Total (5 Years)	Annual Goal	Annual Cost
Homeownership	64,810	12,962	\$11,040,937,978	\$2,208,187,596	\$2,208,187,596
Rental	27,556	5,511	\$3,444,552,176	\$688,910,435	\$688,910,435
Total Needed Units	92,366	18,473	\$14,485,490,154	\$2,897,098,031	\$2,897,098,031

Owners

- No new construction recommended due to a surplus of 12,647 units.
- Home repair and/or financial assistance will be needed for **9,694 cost burdened homeowners at 0-30% MFI**

Immediate Action Needed

While new development of affordable housing for renters remains important, more immediate assistance is needed to head off a major increase in evictions. Expansion of Housing Choice Voucher availability would make a significant difference in low-income renters' abilities to make regular payments and remain in their homes. Local property tax deferrals or other supportive measures may need to be considered to preserve homeownership and prevent evictions due to COVID income losses.

Once again, we are calling on state officials, including the Governor and state legislators to take the steps necessary to solve our affordable housing crisis. Lawmakers need to make it a priority to appropriate emergency housing funding to ensure everyone has a place to live while we navigate the COVID-19 crisis by utilizing the following sources:

- Savings from the Justice Reinvestment Initiative (JRI) have yet to be exclusively allocated for reentry housing programs;
- Expanding the Main Street Program so small landlords can apply for rental assistance and continue to house their tenants; and
- Restructuring the State Housing Trust fund so it provides support for housing projects AND addresses disasters

We are calling on our Mayor and City Council to make the following #PutHousingFirst policies a priority:

1. Implement the Smart Housing Mix in January 2021 and create incentives for projects with 10 units or less
2. End source of income discrimination and support HANO in finding landlords for its voucher holders
3. Enact the health homes ordinance aka Rental Registry
4. Revise production goals and report on progress
5. Identify funding to support vulnerable populations that cannot be aided by COVID-19 funding (essential workers making minimum wage, households on fixed incomes, homeless and the formerly incarcerated)

Housing Snapshot

Data	2014	2015	2016	2017	2018	2019
Median Home Value	\$210,801	\$237,748	\$237,926	\$241,552	\$251,423	\$246,948
Median Rent	\$980	\$1,021	\$963	\$1,009	\$1,011	\$1,026
Median Income	\$39,957	\$42,150	\$39,191	\$38,590	\$39,119	\$46,375
Population	384,320	389,617	391,495	393,292	391,006	390,144
Renters with Cost Burden	61%	54%	61%	63%	63%	63%
Homeowners with Cost Burden	33%	31%	32%	33%	43%	28%
	*amounts above adjusted for inflation (9.8%)	*amounts above adjusted for inflation (9.7%)	*amounts above adjusted for inflation (8.3%)	*amounts above adjusted for inflation (6.0%)	*amounts above adjusted for inflation (3.5%)	*amounts above adjusted for inflation (1.7%)

**Amounts above have been adjusted for inflation according to 2020 values.*



PUT HOUSING FIRST



HousingNOLA Partners

HousingNOLA Leadership Board Member Organizations

1532 Tulane Partners Inc.
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
Behavioral Health Council (City of New Orleans)
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
CASA New Orleans
Catholic Charities Archdiocese of New Orleans (CCANO)
CCNO Development LLC Census Bureau
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 Jay Banks (District B)
City Councilmember Kristin Gisleson-Palmer (District C)
City Councilmember Jared Brossett (District D)
City Councilmember Cyndi Nguyen (District E)
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
Citywide Tenants Association
Committee for a Better New Orleans (CBNO)
Community Change
Community Development Capital
Covenant House
Delachaise Neighborhood Association
Dillard University
Domain Companies
Downtown Development District
Eagle Eye Resources
East New Orleans Neighborhood Advisory Commission (ENONAC)
Energy Future New Orleans
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 Redevelopment
FFC Capital
Fidelity Bank
Finance New Orleans (FNO)
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
Grady Consulting & Associates
Greater New Orleans Fair Housing Action Center (GNOFHAC)
Greater New Orleans Foundation (GNOF)
Greater New Orleans Hotel & Lodging Association
Greater New Orleans Housing Alliance (GNOHA)
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
Harrah's Casino New Orleans
Home by Hand
Hancock Whitney Bank
Historic Faubourg Treme Association
Hoffman Triangle Neighborhood Association
Holy Cross Neighborhood Association
Hollygrove Neighborhood Association
Hope Credit Union & Enterprise Corporation
Housing Authority of New Orleans (HANO)
HousingLOUISIANA
Hotel Hope
Human Relations Commission
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
Leficity



Lift Fund
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 Housing Corporation (LHC)
Louisiana Housing Council 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 & Company Real Estate Services
Mary Queen of Vietnam Community Development Corporation
Music and Culture Coalition of New Orleans (MaCCNO)
Mid-City Neighborhood Organization
Mirabeau Learning Center
National Alliance of Community Economic Development Associations (NACEDA)
National Association of Real Estate Brokers (NAREB)
New Orleans National Community Reinvestment Coalition (NCRC)
National Community Reinvestment Coalition (NCRC)
National Housing Trust (NHT)
National Low-Income Housing Coalition (NLIHC)
Natural Resources Defense Council, Inc. (NRDC)
Neighborhood Development Foundation (NDF)
Neighborhood Partnership Network (NPN)
NeighborWorks® America
Network for Economic Opportunity (NEO)
Network for Energy, Water, and Health in Affordable Buildings (NEWHAB)
New Orleans Alliance of Minority Contractors
New Orleans Area Habitat for Humanity
New Orleans Business Alliance (NOLABA)
New Orleans City Planning Commission
New Orleans Children and Youth Planning Board
New Orleans Metropolitan Association of Realtors (NOMAR)
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
One Voice Louisiana Orleans Parish School Board
Our Voice Nuestra Voz
Perez, APC
PosiGen, Solar Energy & Energy Efficiency
Power Coalition for Equity and Justice
Preservation Resource Center of New Orleans
Professional Innkeepers' Association (PIANO)
Project Homecoming
Prosperity NOW
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
SproutNOLA
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 Action
The Albert and Tina Small Center for Collaborative Design
The Data Center
The Ramsey Group
The Village
Thomas Strategies, LLC
TMG Consulting
Together Louisianan
Together New Orleans
TruFund Financial Services
Tulane / Canal Neighborhood Development Corporation (TCNDC)
Tulane University Center for Public Service
Tulane University School of Law
Tulane University- Sustainable Real Estate Development
Ujamaa Economic Development Corporation
Unconditional Love Youth Group
United Way of Southeast Louisiana
UNITY of Greater New Orleans
University of Leuven
University Medical Center
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 Conservancy
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
Youth Empowerment Project

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Daisy LaGrue, DML Consulting
Flozell Daniels, Foundation for Louisiana
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