



## May 2018 Standing Committee & Initiative Reports

### Public Policy Committee

The Public Policy Committee met on May 1<sup>st</sup> to provide updates to GNOHA's legislative priorities. The security deposit bill, SB 466, by Ed Price went to the house floor on May 11<sup>th</sup>. This is the second year GNOFHAC has work on such a bill as the current security deposit law doesn't do enough to protect tenants. This bill would make the penalties for landlords twice the amount of the security deposit. The bill was signed into law by the Governor, as Act 416. We also discussed JP Morrel's property tax bill, Senate Bill 164, which would limit the impact on homeowners by extending the time period to 2-3 years. This bill will help because the assessment of some properties have gone up by 40% to 80%. The bill was sent to the Secretary of the State. We also added the First Time Home Buyers Act, HB 383, to our bill priorities. This bill would provide a rebate for first time home buyers. This bill is pending House Appropriations. All of our legislative priorities are on GNOHA's 2018 [bill tracker](#).

The Public Policy Committee also discussed the Energy Efficiency Rental Market Study released by GNOHA and prepared by Asakura Robinson. The study was started nearly 2 years ago while working with the Energy Efficiency for All coalition. The study was done to show how utility-sponsored energy efficiency programs in New Orleans, such as Energy Smart, would be just as beneficial for renters. The report can be found [here](#). Resilient NOLA is working on a companion piece for commercial properties. The power plant makes the issue more difficult. However, energy efficiency programs can help residents since utility bills will be increased because of the new power plant if the city moves forward. We will be doing a 6 month check-in with the HousingNOLA plan. We have concrete actionable items, and we have to get them vetted and enshrined within the Rental and Public Policy Committee. EEFA is working with homeowners and providing similar recommendations for them. The committee will work on policy that impacts residents across New Orleans. We will also have members from the Louisiana Language Access Coalition at the June public policy meeting to discuss their work around tenant protections. GNOHA will work with the LLAC and Louisiana Appleseed on language access. LA Appleseed has a guide for residents facing deportations and knowing your rights in [English](#) and [Spanish](#). They also have a [manual](#) for anyone navigating Immigration Court.

The Committee also briefly discussed the city's new administration and organizational changes that will impact our work. Ellen Lee is now the Director of Community and Economic Development, formerly the Director of the Office of Housing Policy and Community Development. Marjorianna Willman is now the Director of Housing Policy and Community Development. The Cantrell Administration also released [Forward Together New Orleans Transition Plan](#).

### ***Short-Term Rental Subcommittee***

The STR Subcommittee did not meet in May. However, the City Council directed CPC study on STR regulation and modification is still open for public comments until July 2<sup>nd</sup>. Once the study is completed, they will report back to the City Council and a draft ordinance will be sent back to the CPC. The new council approved three motions pertaining to STR's at their first meeting:

1. Establishing a nine-month Interim Zoning District prohibiting issuance of new and renewal temporary licenses in the Historic Core, Historic Urban, CBD, Mixed Use -1 and 2 zoning districts. Most of Gentilly, Lakeview, New Orleans East and the suburban parts of Algiers are excluded from the Interim Zoning District
2. No longer prohibits issuing new commercial STRs, except on the first floor of a multi-story building allowing for residential uses
3. Directing the City Planning Commission (CPC), which issues STR licenses, to conduct a broader study of the program within 120 days

The CPC was directed to expand the scope of the current study to include local data on STRs, regulations in other cities, and possible updates to the Council's new regulations. The CPC is required to hold a public hearing within the next 60 days or by the July 23rd deadline and release their study's findings 60 days thereafter due September 21st. HousingNOLA/GNOHA would like 16% of the fees to go towards NHIF. The intention has to be around doubling the NHIF and seeking a net positive instead just stopping a bad thing. Many cities have booking fees, but 16% would be one of the highest. The Committee will look into ways to get better data around regulation from other cities, such as density considerations. There needs to be a way to hold the city accountable for putting the fees in the NHIF, such as a public records request. Currently the fees are mostly used for enforcement, but people operating illegally in the French Quarter are the only ones being enforced.

### **Homeownership Committee**

The Homeownership Committee did not meet in May. At the next meeting, the Homeownership Committee will address the added recommendations for the 2018 Action Plan. The committee will also finalize the integration of the Energy Efficiency For All (EEFA) policy platforms into aspects of the Homeownership Committee platform. There is concern for homeowners who are cost-burdened due to high energy costs stemming from the older housing stock in the city. By making homes air-, water-, and light-tight, homeowners will see a reduction in their overall energy costs, which in turn reduces the cost of homeownership. The committee will also begin discussion around updating and relaunching the Own the Crescent website and referral system.

### ***Nonprofit Roundtable***

The Nonprofit Roundtable did not meet in May. A letter regarding the Nonprofit Rebuild Pilot Program (NRPP) and the Road Home program was drafted with the intentions of being sent to the LHC outlining challenges with the program, what changes can be implemented to improve the program, and what changes can be implemented to help the people whose homes were affected. The Roundtable will also discuss a Shared Solution that tracks client contact and will help clients in finding the right resources for their needs.

### **Rental Committee**

The Rental Committee did not meet in May. However, the Committee will meet June 19<sup>th</sup> to discuss HANO's Agency Plan and the City of New Orleans 2018 Consolidated Action Plan Timeline.

At the March meeting, the committee decided that they will meeting quarterly with the next meeting being a summer meeting. The Rental Committee will remain active in times when increased engagement is needed, such as the work around the QAP.

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

The EFFA Coalition and the Alliance for Affordable Energy worked with GNOHA and her partners to send letters to the Public Service Commission advocating for utility-sponsored energy efficiency programs across Louisiana. You can view the letter [here](#). GNOHA also had representatives attend the Network for Energy, Water and Health in Affordable Buildings (NEWHAB) convention in Detroit. The Louisiana Energy Democracy held their quarterly meeting in Alexandria to address high utility bills and while there is no generation from new power plants with members of the Alexandrian Housing Alliance. The Energy Smart program has also released their annual report. While the program didn't meet some of the goals set by the Council, the results were still positive. The program resulted in 19,061 MWh savings, which was 95.5% of their goal, while only using 85.1% of their budget.

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

The Section 8 subcommittee did not meet in May, but HANO and GNOFHAC are still in the process of analyzing the data they received from their Open Neighborhoods Program with new landlords interested in joining the HCV Program.

### **Resiliency Committee**

The Resiliency Committee did not meet in May. Committee members are also continuing work with the National Disaster Housing Recovery Coalition. The Coalition had members at the United States House of Financial Services Committee on May 17<sup>th</sup> advocating for the need to place CDBG-DR in statute. FEMA will share their 2018-2022 Strategic Plan at the June Disaster Recovery Meeting. HousingNOLA also meet with the Foundation of Louisiana to further their work around LA SAFE (Louisiana's Strategic Adaptations for Future Environments) in our partner areas throughout the state. LA SAFE has 6 upcoming programs in Jefferson, Lafourche, Plaquemines, St. John the Baptist, St. Tammany, and Terrebonne Parish. You can view them [here](#). The work is centered on taking proactive steps towards mitigating and avoiding risk as well as increasing resilience to address coastal challenges throughout New Orleans.

### **Capacity Building**

GNOHA continues to build capacity with organizations across the state through the statewide housing alliance network. The search for more capacity building opportunities is ongoing in order to create a robust calendar of capacity building opportunities for our partners. The first cohort of the University of New Orleans Community Development Finance program graduated April 12. GNOHA also met with representatives from ADP about the possibility of a collective health insurance and payroll shared solution for GNOHA members.

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

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

In May, GNOHA identified a promising opportunity to participate in a shared healthcare and payroll services plan. This plan will allow GNOHA member organizations to join a group healthcare and payroll services plan at a more affordable rate than is offered to individual organizations acting alone.

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

### ***ConnectNOLA***

HousingNOLA has been working with LAHousingSearch.org, a property listings website funded by the LHC, to promote the consistent listings of affordable housing opportunities on a centralized website. GNOHA has been fielding our developer members' interest and experiences with the website to determine if it will benefit affordable housing developers, landlords, and renters. We hope to advocate that government subsidized housing be required to list on LAHousingSearch.org in order to make affordable housing opportunities more accessible to tenants.

### **Louisiana Homebuyer Education Collaborative**

The Collaborative will hold its next quarterly meeting in July at Neighborhood Development Foundation. Over the next few months, Collaborative members will be allowed to attend study sessions in preparation for the HUD housing counsellor recertification exam that must be taken and passed by August 2018. The study group will spend six sessions reviewing material and participating in test prep to ensure readiness for the examination.

The Collaborative will also discuss the next certification cycle. In 2018, any organization currently on the certified agencies list will have to reapply for their good standing status during the 2018-2019 Application Cycle. The Application Cycle will open in August 2018, and all of the organizations will be "secret shopped".

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

In May, GNOHA continued advocacy in opposition of Smart Housing Mix preemption Senate Bill 462. SB462 would change wording from "inclusionary zoning" to "voluntary economic incentive policies," this bill sought to preclude the possibility of mandatory inclusionary zoning, forbidding municipal and parish governments from requiring developers to have a specific number of low-income units to receive building permits. Though the bill passed in full Congress at the beginning of May, GNOHA continued to advocate for a veto on SB 462 through social media action, calls to action, and calling and sending letters to Governor Edwards. Governor Edwards vetoed the bill Saturday, May 26.

On Thursday, May 24 GNOHA attended the New Orleans City Council meeting to advocate around the Entergy Gas Plant investigation and Short-Term Rental study and new regulations. GNOHA submitted comments in support of the Council's resolution to open a full investigation into the Entergy paid actor scandal that led to their decision to approve the proposed power plant slated for development in New

Orleans East. The Council passed the notion unanimously. GNOHA will continue to advocate for the Council to vote again and reverse their decision to build the Plant. GNOHA also submitted comments in support of the Short-term Rental study, and in support of the temporary ban for STR owners/operators in non-commercial areas that would prohibit those who do not have homestead exemption to renew or apply for a license while the study is being conducted (9 months). The council approved both notions unanimously.

## **HousingNOLA Initiatives**

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

The Leadership Board did not meet in May. At the last meeting, Leadership Board members were updated on the Put Housing First Campaign, which released the candidate scorecards for the March 24<sup>th</sup> election. With the support of the Crescent City Community Land Trust, the scorecard results were advertised on multiple platforms, including radio, television, and social media. The meeting also covered HousingNOLA's legislative priorities, which includes securing a dedicated revenue source for state's housing trust fund and supporting the Justice Reinvestment Initiative with the addition of housing priorities.

### ***Community Engagement Working Group***

The Community Engagement Working group did not meet in May. The group is working with the Community Review Team to identify a new chair.

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

The Community Review Team did not meet in May. The group last convened at the Strategic Neighborhood Development Workshop on April 21st. At the workshop attendees met with American Planning Association planners from all over the country to discuss the various housing issues in the Claiborne Corridor. Community Review Team Members, community leaders, and APA planners discussed issues such as zoning and policy issues like parking waivers and tiny homes.

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

The Data Working group did not meet in May, but HousingNOLA worked to completion on the 2018 Semi-annual Report, which will be released in June. The New Orleans Redevelopment Authority announced that it has begun work on updating the Market Value Analysis (MVA) which will once again be integrating the HousingNOLA typology after the MVA is complete.

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

The Workforce Housing Council did not meet in May. The group met last in March to further discuss how to move forward on the relevant action items. Participants in the group were tasked with various assignments to engage organizations that work closely with the New Orleans workforce so they may be represented at future Workforce Housing Council meetings. The group also discussed creating a survey to circulate among workforce employers to gauge their understanding of their workers' needs.

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

Senate Bill 462, the Smart Housing Mix preemption bill was passed by House Committee on Municipal, Parochial and Cultural Affairs and was scheduled for a debate with the full house on May 5th. GNOHA sent calls to action to members and HousingNOLA partners, and the Smart Housing Mix Tiger Team had several calls to better strategize against the bill. Without the smart housing mix, we won't be able to get apartments to meet the needs for aging youth and other at-risk communities. ActLocal and Grounded Solutions are helping GNOHA's efforts, as well as the Black Caucus. It's anticipated that the bill could go through the full house easier due to its constituency. SB 462 was enrolled and signed by the President of Senate on May 15th. GNOHA and her allies continued advocacy against this bill eventually led to Governor John Bel Edwards vetoing the bill. The Smart Housing Mix Tiger Team plans to meet in June to further the work and ensure we have this policy in place.

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

The Assessors Working Group continues to reviewing various models of property tax abatement solutions and is closely monitoring several bills that have the potential to impact tax rates for homeowners who are struggling due to increased assessed values caused by gentrification. A meeting with the assessor is currently being scheduled.

### ***Lenders Roundtable***

In May, the Lenders Roundtable held a meeting. The Roundtable discussed the next steps for finalizing the Community Development Finance Plan, a document that will quantify the financial cost to provide the housing opportunities outlined in Integrated Housing Policy, *Housing for a Resilient New Orleans* plan. The lack of capital is a critical problem within New Orleans' affordable housing crisis. The plan aims to outline the gap in funding, in order to secure the remaining investment from public-private partnerships. The Roundtable also discussed hosting a HousingNOLA Community Development Finance Summit at the end of July to outline the various alternative financing strategies to meet the public partner's pledges and produce the affordable housing opportunities necessary to end housing insecurity.

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

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

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

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

HousingNOLA is developing its work plan for Green and Healthy Homes in New Orleans. Through our partnership with Green and Healthy Homes Initiative and the National Resources Defense Council, GNOHA would partner with a local hospital system to pilot a preventative health program. Louisiana Public Health Institute and Ochsner Hospital are also helping to inform, work, and plan support for the

pilot. Des Moines just released their case study where they have done similar work. HousingNOLA will have a representative on the June 26<sup>th</sup> webinar to learn how more information about their initiative.

HousingNOLA also worked with Social Determinants of Health Task Force of the American Heart Association on their May 23<sup>rd</sup> event, Healthy Hearts for Stroke-Free Lives. It was the first of their quarterly events centered creating awareness around the social determinants of health. The Louisiana Healthy Homes and Childhood Lead Poisoning Prevention Program (LHHCLPPP) is also working with HousingNOLA to provide information and resources about lead poisoning. The program provides program funding, public and professional education, public health lead investigations, case management, data collection and analysis. The program addresses the needs of lead-poisoned children from birth through 72 months of age. LHHCLPPP just recently received a grant from HUD to fully fund some of their lead abatement programs. They are currently seeking homeowners, Section 8 landlords, and other residential property owners that are interested in participating in their grant program. You can contact [Jonathan Whipple](#), Contractor Relations Specialist for LHHCLPPP, Mrs. [Trina Evans Williams](#), State Program Coordinator for LHHCLPPP, or [Chelsea Carter](#), Regional Outreach Specialist for LHHCLPPP for more information and to see if you can qualify and participate in the program. HousingNOLA will also be working with LHHCLPP next month for Healthy Homes Month.

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

The National Disabilities Institute's working group did meet in May. The Initiative also continues to work with the Advocacy Center of Louisiana and their new policy team to tackle a range of housing issues for people with disabilities. HousingNOLA is also working with UNITY of Greater New Orleans and their work around ending chronic homelessness among disabled individuals.

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

The At Risk Youth Housing Needs Initiative did not meet in May.

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

The Reentry Housing Task Force did not meet in May. In the previous meeting, the operators of the transitional housing network came together as well and will soon finalize a shared set of operating standards. The network will be going forward in phases, starting with growing resources before moving to opening physical locations. Ideally, after the first 2-3 in the McDaniels Center, the potential site of the network hub will be ready to take clients for housing and other wrap around services. The ideal total number of beds at that point will be 220. We have also discussed opening similar networks in the other parishes that are receiving large numbers of people returning from prison. An MOU has been provided for operators to sign, and we are in the process of collecting those MOUs in order to move forward.

#### ***LGBTQ+ Task Force***

The LGBTQ+ Task Force is still in the midst of planning their festival to reach out to LGBTQ+ folks who are experiencing homelessness. Plans include having vendors and services available for free for folks to utilize during the festival, as well as food and drink. During the festival a survey will be circulating so the task force may gather more information from attendees about their experiences as an LGBTQ+ identifying person who is experiencing homelessness.

### ***AARP Age-Friendly Task Force/Aging-In-Place***

The AARP Age-Friendly Task Force did not meet in May. As per the last meeting, the group is working on an accessibility audit for OC Haley Blvd. with a Tulane grad student. Leaders of the group also met with Mayor-Elect Cantrell to discuss the possibility of having her designate New Orleans as an “age friendly” city. According to leaders of the group, the meeting did not go well. The group is also preparing to apply for the Livable Communities Grant and wants input from members to take part in that.

### ***Social Enterprise***

The Baton Rouge Housing Plan began in March and HousingNOLA met with the Housing FIRST Alliance to refine the plan and amended timeline.

### ***HousingLOUISIANA (Statewide Housing Alliance)***

In May, Housing Louisiana discussed the exciting news that Governor John Bel Edwards vetoed Senate Bill 462. Now that the legislative session has ended, Housing Louisiana will be meeting on a monthly basis rather than every other week. The group also discussed the passing of Senate Bill 466, which enforces landlord penalties for not giving back security deposits. We will plan a convening shortly to discuss this bill.

#### *Regional summaries:*

Alexandria Housing Alliance has filed incorporation documents and grant funding has been identified to cover some initial organizing and advocacy costs by the Power Coalition for Equity and Justice. They will be working to alleviate Alexandria’s biggest issues which include utility problems and issues with their housing authority and Section 8 Programs.

The Louisiana Energy Democracy held their quarterly meeting in Alexandria to address high utility bills--while there is no generation from new power plants--with members of the Alexandrian Housing Alliance.

Greater Acadiana Housing Alliance is formulating its organizing strategy . The Acadiana Regional Coalition on Housing and Homelessness has been primarily focusing on the area’s homeless population but are open to working more across the spectrum of housing with the Greater Acadiana Housing Alliance.

Housing FIRST Alliance of the Capital Area has started on their housing plan. The Foundation For Louisiana as founded a LEAD cohort to create equity and education community leaders so they can be involved in creating housing policy.

Houma is still working to engage folks in their community who care about housing development with the support of the statewide network. They are also a part of the state Continuum of Care now.

Monroe has folks from FEMA coming to discuss housing. On May 9<sup>th</sup> they will be meeting with the housing committee and will soon have more information on how we can support their efforts.

Shreveport, North Shore, and Lake Charles Housing Alliance is in the early stages of formation. HousingNOLA is planning to have a call with residents in Shreveport while they are in the early stages of forming an alliance. GNOHA will support their work as they continue to organize.



Greater New Orleans Housing Alliance is working on partners in Plaquemines and St. John the Baptist Parish to increase affordable housing in the larger metro area.