



June 2018 Standing Committee & Initiative Reports

Developers' Challenges: Update

The Homeownership and Rental Committee are working on the developer challenges mentioned at June's GNOHA monthly meeting. As public partners are also falling behind, we need to review and update commitments, as needed. GNOHA created a survey to compile the needed information from its developers. The survey asks questions pertaining to our developer's plans and dreams goals, as well as the challenges they face. Currently, we're focused on Orleans Parish but will be discussed in the future to include the entire GNOHA footprint. GNOHA will draft a letter to garner more support with specific asks for public partners once we have enough information. If you're a developer and haven't taken the survey, please take 10-15 mins to complete it [here](#).

Public Policy Committee

The Public Policy Committee met on June 5th with the Louisiana Language Access Coalition (LLAC). LLAC Co-Chair, Daesy Behrhorst provided a presentation on why the LLAC was started, to help provide culturally and linguistically appropriate services post-Katrina. The LLAC's mission is to promote full and meaningful participation in public life, without barriers based on language, for all people. The LLAC has worked with the Mayor's Office and City Council on a resolution for city services and language access, such as getting forms in other languages. The Committee hosted a separate subcommittee meeting where next steps were discussed. GNOHA will sign LLAC's MOU and will work with them to do an assessment on the current language access plan criteria for the city along with providing recommendations.

The Committee also discussed the different action and agencies plans for the State, City, and Housing Authority. HANO released their PHA plan and held a public hearing on June 12th. Committee members discussed the absence of language access within the plan. The Committee also wanted to know how the agency plans to enact their findings from their smart area fair market study. Committee members were at the second public hearing for New Orleans Draft 2018 Annual Action Plan. You can view the plan [here](#), and the City is accepting public comments until July 9th. GNOHA has started the process of drafting their public comments. The State's consolidated action plan was open for comments until June 24rd. GNOHA has submitted their [comments](#). GNOHA is primarily asking for state CDBG funds to go towards housing in rural communities. GNOHA will be asking HoLA (HousingLouisiana) to sign on in support. You can view the state's action plan [here](#).

Short-Term Rental Subcommittee

The STR Subcommittee did not meet in June. The City Council directed CPC study on STR regulation and modification was open for public comments until July 2nd. 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 CPC will be hosting a Public Hearing on short-term rentals July 10th at 3pm in City Council Chambers.

Homeownership Committee

The Homeownership Committee did not meet in June, but members of the Homeownership Committee will address GNOHA's recommendations for the City of New Orleans' 2018 Action Plan. In July, the committee will also finalize the integration of the Energy Efficiency for All (EEFA) policy platforms into 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 June. At the next meeting, the Roundtable will also discuss a Shared Solution that tracks client contact and will help clients in finding the right resources for their needs.

Rental Committee

The Rental Committee met June 19th to discuss the passage of Senate Bill 466. SB 466 was passed by the Louisiana Legislature and signed as Act No. 416. This act is a revision to the current security deposit law giving penalties to landlord that don't return the tenant's security deposit. It states, "The willful failure to comply shall give the tenant or lessee the right to recover any portion of the security deposit wrongfully retained and three hundred dollars or twice the amount of the portion of the security deposit wrongfully retained, whichever is greater. Failure to remit within thirty days after written demand for a refund shall constitute willful failure." GNOHA is working with SLLS, GNOFHAC, etc. on outreach for landlords, tenants, and lawyers across the state. The law is meant to encourage better behavior on both sides, tenants and landlords. We'll also be working with landlords in New Orleans to help them understand the new law. Act No. 416 goes into effect on January 1, 2019. The Committee also supported UNITY's campaign to house 130 chronically homeless people by June 30th with outreach.

HANO's Agency Plan was open for public comments until June 20th, and the committee was wondering about HANO's plan for their site-based waitlist and had members attend the meeting for questions. Additionally, HANO's Board was not able to reach quorum and the agency plan was not approved on June 20th. It will instead be approved at a later date. Additionally, the committee has started drafting a letter with our public comments to the city's proposed 2018 Action Plan. The letter will be finalized at the July Public Policy Committee meeting.

Energy Efficiency for All Coalition

The EEFA 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](#). On June 14th, New Orleans' Utility, Cable, Telecommunications, and Technology Committee approved R-18-225, a resolution allowing for whole building data access to the anonymized, aggregated data for building owners to manage their energy. Previously, they had to ask for consent from individual tenants, a burdensome process that can present a barrier to energy efficiency. Additionally, GNOHA will continue to push Energy for the landlord portal, which could potentially spread energy

efficiency across the city. EEFA has also began work to ensure that appraisers value green infrastructure when appraising homes values in New Orleans.

Section 8 Subcommittee

The Section 8 subcommittee did not meet in June, but HANO and GNOFHAC are analyzing the data they received from their Open Neighborhoods Program with new landlords interested in joining the HCV Program. The Subcommittee had members meet with Councilmember Nguyen to get her support for a Housing Summit in New Orleans East around renter and homeowner education. The subcommittee also met with the Section 8 Residential Council of HANO to discuss the subcommittee's efforts on Section 8 Orientation and tenant/landlord trainings. The Subcommittee plans to meet in July with staff from Cm. Nguyen offices and the Section 8 residential to council to better plan the Housing Summit. The Subcommittee will also look into getting more support for the Section 8 Residential Council from HANO.

Resiliency Committee

Emergency Preparedness Committee was rebranded into the Resiliency Committee and held their first meeting as such on June 27th. The Committee will be focused on making New Orleans more resilient to flooding and resident support during emergency situations. The Committee started with its energy focus on local flood control. The Committee is working with the Urban Conservancy on a survey to send out to our networks. The survey was created to gauge interest and see how we can allow renters to get involved as well. Here's the [link](#) the survey. The Committee briefly discussed using apartment buildings with a certain percentage units of short-term rentals to see if we can get them to list their STRs as emergency housing units. The committee will look into how it can partner with LA SAFE, Louisiana's Strategic Adaptations for Future Environments. It's the state plan to build resiliency and preparation around the Coastal Master Plan. The initiative is analyzing data from communities with attrition from storms to see where residents go and help prepared those cities for possible influxes.

The Committee will work with Evacuteer, Resilient NOLA, and the Water Collaborative to see what endeavors it can align with, such as the Gentilly Water Feature. The Committee has also started work on a spreadsheet shared by FANO with programs within New Orleans intended to build/support more resilient homes.

GNOHA also supported the National Disaster Housing Recovery Coalition's work with Senator Bill Nelson (D-FL) to fast-track his bill to provide housing relief to the thousands of 2017 hurricane survivors still without stable housing. Families displaced by Hurricane Maria were at risk of losing their Transitional Shelter Assistance (TSA) motels when FEMA could've ended the program on June 30th. However, a court order extended the TSA Program for Puerto Ricans until July 23rd.

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. In June, GNOHA collected census information from members in order to explore options for a collective health insurance and payroll shared solution for GNOHA members. Research and discussion is underway and we hope to have options available to us by the end of July.

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 June, GNOHA collected organizational census information from members in order to research and explore options for 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. Research and discussion is underway and we hope to have options available to us by the end of July.

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 on Friday, July 20th. In June, the Collaborative met for two study sessions in preparation for the HUD housing counsellor recertification exam that must be taken and passed by August 2018. Over the next few months, Collaborative members will be allowed to attend study sessions where they can review material and participate in test prep to ensure readiness for the examination. The Collaborative will have two more study sessions in July.

Outreach and Advocacy Committee (Put Housing First)

In June, GNOHA met with City Councilmembers to discuss top priorities to accomplish by the end of the year (December 2018). GNOHA will be participating in a Housing Summit in New Orleans East with Councilmember Nguyen's office and a presenting the HousingNOLA 10-Year Plan at a Community Development Committee meeting with Councilmember Banks's office. The priorities emphasized to the Council are:

- Hold Entergy accountable to fully fund and implement the EnergySmart landlord portal per their commitment
- Adopt and implement the Smart Housing Mix Ordinance which provides for the mandatory and voluntary inclusion of affordable housing by provide developers. The council should also implement the necessary changes to CZO as required by the Master Plan Amendments and the HousingNOLA 10-Year Plan
- Bring Rental Registry discussion back in City Council Meetings.
- Increase incentives for Transit-Oriented Development and identify other feasible transit-related needs per resident data.

GNOHA also continues to advocate for the Council to vote again and reverse their decision to build the Entergy Gas Plant and actively supports the Short-term Rental study, and the temporary ban for STR owners/operators in non-commercial areas that prohibits those who do not have homestead exemption to renew or apply for a license while the study is being conducted (9 months). GNOHA continually offers itself as a resource to the Council on both matters as they pertain to housing insecurity in the Greater New Orleans area.

HousingNOLA Initiatives

HousingNOLA Leadership Board

The Leadership Board met in June, holding the Market Value Analysis meeting in place of a May meeting. The Leadership Board will get back on schedule with a July meeting on the 25th. The Leadership Board attended a presentation at NORA concerning the Market Value Analysis (MVA). *The Market Value Analysis (MVA) is a tool developed by Reinvestment Fund (RF) to assist the private market and government officials in the identification and comprehension of various components of residential real estate market strength.* The analysis showed that many residents are at risk of being priced out of their neighborhoods; a family of four that earns \$63,300 can't afford to live in many popular neighborhoods with government subsidy. The study shows that home values have risen by more than \$150,000 in some cases in Mid City, Lakeview, Lower Garden District, Irish Channel, and Audubon. Median home prices have increased 29% since the 2017 MVA.

Community Engagement Working Group

The group is working with the Community Review Team to identify a new chair. The group held a Strategic Neighborhood Development Workshop in May for the Claiborne Corridor, and plans are in the works for holding more Strategic Neighborhood Development Workshops for various neighborhoods. The Community Engagement Working group convened at the Evening Star Missionary Baptist Church, on July 5th. At the meeting community meeting, Housing NOLA, Carrollton United, and Carrollton Riverbend Neighborhood Association discussed the Carrollton Neighborhood Project, with a focus on the Leonidas and Hollygrove neighborhoods. Using information from the Market Value Analysis (MVA), HousingNOLA detailed the current state of housing in these areas. Finally, community members requested data points that they would like HousingNOLA to obtain in order to gain more insight into the current state of these neighborhoods. There is a meeting scheduled for July 19th, to further engage community members and developers to discuss priorities for future development within the Leonidas and Hollygrove neighborhoods.

Community Review Team

The Community Review Team met in June. At the June meeting, the group took part in a research study by Dr. Samantha Francois from the Tulane School of Social Work. The conversation was regarding public safety and what creates a feeling of safety in various communities.

Data Working Group

In June, HousingNOLA released the 2018 Semi-annual Report. The New Orleans Redevelopment Authority completed updating the Market Value Analysis (MVA) which will once again be integrating the HousingNOLA typology .

HousingNOLA summer fellows are currently coordinating with data partners to further analyze the projected housing demand in the 10 Year Strategy and Implementation Plan. The HousingNOLA model currently breaks down the housing demand by percent of average median income and unit size but further analysis is needed. Examples of the analysis include creation versus preservation, new construction versus rehab and type of developer. By breaking down the projected housing need, HousingNOLA will be able to build more accurate cost projections to identify the gaps in funding and guide policy priorities.

In partnership with UNO Planning and Urban Studies, summer fellows are combining traditional market analysis tools, small data sources, and neighborhood knowledge to prove market strength in the traditionally overlooked neighborhoods of the Claiborne Corridor and New Orleans East.

Workforce Housing Council

The Workforce Housing Council met in June. The group discussed the goal of lowering utility costs for citizens to spend less money on housing plus utilities, and the need to pass a Smart Housing Mix in New Orleans. A conversation was held regarding making businesses aware of the larger housing issues in New Orleans, how these issues affect their workers, and how the Smart Housing Mix would be beneficial to both businesses and workers.

Smart Housing Mix Tiger Team

In June, Smart Housing Mix Tiger Team had several calls to better strategize the smart housing ordinance and text amendment. A feasibility analysis is necessary to create the text amendment to the Comprehensive Zoning Ordinance and with the Governor's veto, there is a window to implement the Smart Housing Mix. If the analysis doesn't allow for full implementation, the plan is to have a phase-in plan ready by end of year. The phase-in plan would still be mandatory but only utilize current incentives and would not allow for developers to opt out by paying into the Neighborhood Housing Improvement Fund. All Councilmembers have indicated some level of support for the smart housing mix and representatives from Williams, Moreno, Giarrusso, Banks, and Gisleson-Palmer will be on future calls. The City's new incentive study was released on July 2nd by the Mayor's Office and can be viewed [here](#). The Tiger Team will come up with action plan and timeline on their July 9th call.

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 June, the Lenders Roundtable held a meeting to discuss the next steps in hosting a summit regarding the community development finance plan. The Roundtable calculated the projected community development costs, as well as quantified the gap in funding that would remain after the city's contribution. There is a clear and outlined need for more units; it is estimated that the demand of new construction and rehabilitated properties over the next ten years is approximately 33,600 units. The amount of necessary capital to fill the gap in funding cannot come from subsidies alone; the Community Development finance plan is an opportunity to discuss alternative solutions that may help to alleviate the wide gap in the funding if the New Orleans region is expected to keep up with housing production goals.

Insurance Task Force

The Insurance Task Force did not meet in June. 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

June was Healthy Homes Month and HousingNOLA is continuing to develop 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 had a representative on the June 26th webinar to learn how more information about their initiative. It can be viewed [here](#).

GNOHA did outreach with the Louisiana Healthy Homes and Childhood Lead Poisoning Prevention Program (LHHCLPPP) 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.

Housing for People with Disabilities Working Group

The National Disabilities Institute's working group did not meet in June. However, the Initiative will continue to seek ways to work with the Advocacy Center of Louisiana and their new policy team to tackle a range of housing issues for people with disabilities, such as the recent Medicaid evictions. 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 group reconvened in June and named Joy Bruce from CASA chair of the group. The group also discussed next steps moving forward with the group.

New Orleans ReEntry/LAPRI Housing Committee

The Reentry Housing Task Force did not meet in June. An MOU has been provided for operators to sign, and we are in the process of collecting those MOUs in order to move forward. The Reentry Housing Task Force met with the larger Reentry Task Force for their regular meetings to discuss the upcoming RFP, which we are waiting for so we may develop next steps.

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 June. 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 June, Housing Louisiana discussed the State Consolidated Plan and provided comments for letters for all regional groups and the overall coalition. A discussion was held regarding the LHC annual plan as well. Housing LOUISIANA met with Louisiana Real Estate Commission Executive Director Bruce Unangast to discuss the possibility of escrow accounts becoming interest bearing in order to use it as a revenue source for the housing trust fund.

Regional summaries:

Alexandria Housing Alliance met with citizens in Alexandria and the Power Coalition for Equity and Justice to give them a voice and help them address issues in their communities and bring those issues into play for election time. The Power Coalition will help the Alexandria Housing Alliance with an energy meter experiment to gauge how averaging vs. actual use impacts their utility bills. GNOHA will also help support a meeting AHA and HUD in July.

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.

Greater New Orleans Housing Alliance is working to get the gas plant re-considered and implement other energy efficiency commitments. City Council is currently investigating the paid actors that Entergy used for their gas plant. GNOHA has working on outreach and community engagement in St. John the Baptist Parish. Finally, the Justice Reinvestment Initiative has allocated \$4.5M for one housing development. The housing task force will fill out an application to build space for 220 beds as well as family unification.

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. They are moving forward with their housing plan.

Houma is having regular meetings, and working to connect with local homeless organizations to collaborate on housing issues.

Monroe is moving through their recovery process. We are working to stay updated on their progress and offer support as needed.

Shreveport is planning to have a call with residents in Shreveport and HousingNOLA while they are in the early stages of forming an alliance. GNOHA will support their work as they continue to organize.

St. Tammany has become engaged with Housing Louisiana and we are looking forward to working with them further as we support their housing efforts.