



## July 2018 Standing Committee & Initiative Reports

### Developers' Challenges: Update

The Homeownership and Rental Committee are working on the developer challenges mentioned at June and July 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 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 July 3<sup>rd</sup>. The meeting was focused on finalizing GNOHA's comments to the City of New Orleans draft Consolidated 2018 Action Plan. The finalized letter can be viewed [here](#).

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

The STR Subcommittee did not meet in July. The City Council directed CPC study on STR regulation and modification was open for public comments until July 2<sup>nd</sup>. The CPC hosted a Public Hearing on short-term rentals July 10<sup>th</sup> while the moratorium on temporary and commercial STR's was deferred until the August 23<sup>rd</sup> City Council meeting by the Council.

### Homeownership Committee

The Homeownership Committee met in July to address GNOHA's recommendations for the City of New Orleans' 2018 Action Plan. The committee also discussed 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 July. 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. The Nonprofit Roundtable will shift the focus towards energy efficiency, in order to support the Homeownership Committee.

### Rental Committee

The Rental Committee addresses issues where policy disrupts practice. It seeks to inform policy makers of both the advantages and challenges associated with the development of "affordable" rental housing – i.e. the green building, sustainability and resident/developer subsidy. This committee also reviews

programs that will have a direct impact on affordable housing management and vulnerable rental housing populations like veterans, public and supportive housing tenants, and low-income renters. HANO's Agency Plan was open for public comments until June 20<sup>th</sup>, 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 20<sup>th</sup>. 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.

### **Overview**

The Rental Committee did not meet in July, however members of the committee participated in the July Public Policy meeting and helped to finalized GNOHA's comments to the City of New Orleans draft Consolidated 2018 Action Plan. It can be viewed [here](#) and on GNOHA's website.

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

The EFFA Coalition members have all intervene in a New Orleans' Utility, Cable, Telecommunications, and Technology Committee docket around R-18-225, a resolution allowing for whole building data access to the anonymized, aggregated data for building owners to manage their energy. Entergy also released their Energy Smart Quarterly Report for the period of April 1, 2018 to June 30, 2018. They're around 21% of their target goal using 19% of the budget. Entergy also provided a presentation to the Committee on their reliability issues at the Utility Committee meeting.

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

The Section 8 subcommittee did not meet in July, but HANO and GNOFHAC are analyzing the data they received from their Open Neighborhoods Program with new landlords interested in joining the HCV Program. HANO believes program was successful and plans to continue it. Additionally, HANO is reviewing the results from the first 6 months of their ongoing Small Area Fair Market study. HANO hosted a Housing Fair on July 28<sup>th</sup>. HANO also has four new Board members: Sharon Jasper, Casius Pealer, Kim Piper, and Lisha Wheeler. HANO also approved their PHA plan and extended the contract of the current Executive Director for a year.

### **Resiliency Committee**

Emergency Preparedness Committee was rebranded into the Resiliency Committee and held their first meeting as such on June 27<sup>th</sup>. 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.

### **Overview**

The Resiliency Committee met on July 27<sup>th</sup> to discuss supporting Evacuteer and the Front Yard Initiative (FYI). Evacuteer, the city's evacuation volunteer assistance program, presented to us and we discussed ways that we can work together. GNOHA will help with outreach and see if there is potential for non-evacuation opportunities for volunteers that are stilled based in resiliency. The Committee also discussed the results from the survey sent out to GNOHA membership related to FYI usage. GNOHA will work with the Urban Conservancy to see how we can increase FYI usage. The Committee will also be working to update a list of Resiliency Programs for residents and working with Resilient NOLA in their Green Infrastructure Committee. The Committee will now be meeting on the second Tuesday of the month at 10am.

### ***LEAD the Coast***

Foundation for Louisiana's (FFL) LEAD the Coast program offers residents leadership development guidance to relate and connect their own personal experience of land loss to methods to take action across the region and coast. The residents encouraged to participate are community experts who may not yet see themselves as coastal experts and the workshop setting connects active individuals to a broader network of leaders. This program is designed to grow resident awareness of historic land loss, coastal challenges and opportunities, government players and their roles at multiple levels, how to facilitate tough conversations, and how to organize and advocate to address needs on the ground. LEAD the Coast offers a space for individuals and organizations to share information and sharpen skills that will build pathways to leadership roles and positions at design and decision-making tables while growing capacity and power for resident-led change.

GNOHA has been appointed to serve on the LEAD the Coast Curriculum Development Committee in order to participate in facilitated design sessions that are intended to address structure, content and logistics for a revised. On July 17, GNOHA staff participated in a Development Committee meeting in which the Committee outlined usage, content and logistics for entry-level sessions, intermediate sessions, and the fellowship component. The committee will detail each component more robustly in the August meeting.

### **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 July, GNOHA worked with ADP representative to explore options for a collective health insurance and payroll shared solution for GNOHA members. ADP was delayed in communicating available options, and we are scheduled to have options available to us by the second week of August.

### ***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.

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. In July, GNOHA worked with ADP representative to explore options for a collective health insurance and payroll shared solution for GNOHA members. ADP was delayed in communicating available options, and we are scheduled to have options available to us by the second week of August.

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 held its quarterly meeting on Friday, July 20<sup>th</sup>. At this meeting, the Collaborative discussed the next application cycle for the agencies; the application opens in July and closes on Wednesday, October 31<sup>st</sup>. In July, 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 August.

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

In July, GNOHA continued meetings 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.

In July, GNOHA continued to advocate for the Council to vote again and reverse their decision to build the Entergy Gas Plant by co-submitting a letter to the Council asking for a rehearing on the plant. GNOHA also responded to City Council's proposed Lobbying Ordinance that was intended to address the paid actor scandal by co-submitting a letter with multiple other non-profit organizations, opposing the

ordinance on the grounds that it does not address the issue of paid actors being allowed to speak at Council, only creating more red tape and confusion for non-profit advocacy.

GNOHA continues to actively support 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.

GNOHA President and Chair, Andreanecia Morris was selected along with GNOHA member Julius Kimbrough of CCCLT to co-chair the Housing Subcommittee of the Spirit of Charity Innovation District Steering Committee. GNOHA held the first of three Housing Subcommittee meetings Monday, July 30 in order to craft a memo regarding housing needs in the District to be submitted to the Steering Committee no later than August 30. Subcommittee members will reconvene Monday, August 13 at GNOHA's Monthly Meeting along with the participating Charity District developers in order to ask them questions about their experience with equitable development and their intentions for the District as a whole.

### **HousingNOLA Initiatives**

#### ***HousingNOLA Leadership Board + Community Review Team***

The Leadership Board met in July, along with the Community Review Team and GNOHA partners to discuss the upcoming report card. The group reviewed the 2017 Report Card, and moved on to discuss the 2018 Action Plan and what items have been successful or will be continued for the future. The proposed new items for the 2018 Report Card, parking waivers, tiny homes / manufactured housing / accessory dwelling units, public land inventory, and revisions to language access were also deliberated upon and approved. Members also had the opportunity to share feedback, ideas, and concerns going forward on the Report Card and the larger work of HousingNOLA.

#### ***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.

#### ***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 did not meet in July, but they did meet 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 July, the Smart Housing Mix Tiger Team had several calls to better strategize around the smart housing ordinance and text amendment. HousingNOLA sent out a Call to Action in July, as the Council was planning to hear the motion regarding the text amendments at July 26<sup>th</sup> meeting, but it was referred to the Community Development Committee meeting on August 7<sup>th</sup>. Once it's discussed there, the Tiger Team anticipates the motion will go to the Council on August 9<sup>th</sup> for voting.

### ***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 July, the Lenders Roundtable hosted the Community Development Finance Summit regarding the community development finance plan. The meeting brought together 40 lenders, community development corporations, nonprofits, and government agencies to discuss 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 July. 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***

There were no significant updates for this initiative in July. However, 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.

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

There were no significant updates for this initiative in July. 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. 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 July. 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 was formed and is run in part by UNITY. The Task Force was created as a reaction to the growing population of LGBTQ+ identifying folks who are currently or formerly without a home. The task force has identified that many homeless LGBTQ+ people have been kicked out of their homes due to their identity and have nowhere else to go. The LGBTQ+ Task Force aims to reduce homelessness in the LGBTQ+ community.

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

The AARP Age-Friendly Task Force works to make New Orleans a more livable and accessible place for aging citizens. Most New Orleans residents believe that New Orleans is a good place to age, with their independence imperative to success. The organizations coming together to be a part of the AARP Age-Friendly Task Force are dedicated to continue the efforts in making New Orleans livable city for people of varying ages.

### ***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)***

HoLA did not meet in July. In June, HoLA 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* The Power Coalition is working with the Alexandria Housing Alliance to host several district meetings in an effort to GOTV and get the issues that all Alexandrians face to forefront of their 2018 elections. The first meeting will be on August 10<sup>th</sup> at one of the representative's house.

*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 has 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 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.

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