



2019 January Report

Highlights

- ❖ HousingNOLA launched a full Smart Housing Mix media campaign
- ❖ City Council voted unanimously in support of all three Smart Housing Mix options the City Planning Commission staff originally recommended: a mandatory inclusionary zoning overlay district, a mandatory inclusionary base zoning district, and a mandatory inclusionary zoning planned development classification.
- ❖ HousingNOLA hosted a successful District E Housing Summit in partnership with Councilmember Nguyen's office
- ❖ HousingLOUISIANA hosted the 4th successful Lafayette Housing Listening Tour

GNOHA Standing Committee Reports

Capacity Building

The Capacity Building Initiative met in January to discuss capacity issues faced by our public partners and CDC members that are contributing to the repeated failure to meet the housing production commitment outlined in the HousingNOLA Plan. The HousingNOLA Data Working Group is working with the office of community development to identify gaps in capacity with our public partners and to reevaluate the overall housing need for the city. In order to field our developer members' obstacles, GNOHA conducted a Developers' Challenges Survey, which showed the three major challenges shared by our members are lack of access to funding opportunities, inflated construction cost-estimates, and issues with land availability and acquisition. The Capacity Building Initiative group has identified existing and potential opportunities to help members build capacity through the Lender's Roundtable, the Community Development Finance Program, generating research, performing needs assessments, and increasing visibility and representation. The Capacity Building Initiative will work on implementing the latter three opportunities in 2019. The group will also discuss and finalize the 2019 Capacity Building Training Calendar in February.

Developer Survey

GNOHA received responses from 16 developers for our Developers Survey, five from for-profit and eleven from non-profit developers. These developers create a range of affordable options, from single family homes to mixed income multi-family developments. Our respondents have 1,095 affordable units in their development pipeline, but 996 are still in pre-development.

These results were presented to the GNOHA Membership in our January Monthly Meeting, followed by a discussion. Partners shared concerns about the sustainability of the nonprofit housing development model, given their limited capacity and access to capital and dependence on subsidy and public partnerships. GNOHA responded that we have initiated this Survey to address these very same concerns and find solutions. This is absolutely necessary to get closer to achieving our goal of creating over 36,000 units by 2025, given that for-profit developers who are committed to affordable housing development also face significant impediments and the number of for-profit developers with this goal are few. The results of the Developers Survey will guide GNOHA's strategy for our committees this coming year.

Shared Solutions

In January, GNOHA met with a secondary healthcare representative at the request of several Shared Solutions Initiative participants. The new rates and package options through Blue Cross Blue Shield have been distributed to participants and interested parties will begin meeting with healthcare representative Mike Morrow as they become prepared. The packages in this option are much more flexible, allowing a broader range of diversity in healthcare options for our members. Once the program is implemented, members will have the opportunity to join the Shared Solutions Healthcare initiative at any time during their membership. Contact Bri Foster, bfoster@gnoha.org if your organization is interested in joining the Shared Solutions Healthcare initiative.

Homeownership

The Homeownership Committee met on January 23rd to prepare a strategy and discuss the New Orleans Homeownership Listening Tour, which was hosted by the Office of Community Development on January 30th. Committee members developed the following talking points:

- 1) GNOHA/HousingNOLA would like confirmation of when the next Notice of Additional Funding Opportunities to support homeownership opportunities for low-moderate income buyers will be released. We would like specific updates on the timeline, amount and type of funding that can be expected, if any.
- 2) GNOHA/HousingNOLA would like clarification of if and when we can expect operating funds for C.H.D.Os and Homebuyer Education Agencies
- 3) GNOHA/HousingNOLA recommend that Office of Community Development considers amending its Soft Second Mortgage Program to allow a front-end ratio from a range of 30-33% to 20%- 33% for soft-second mortgage recipients.
- 4) GNOHA/HousingNOLA would like to discuss the City's plan for renewed commitment and continued support implementing the following [HousingNOLA Action Items](#) from HousingNOLA's Ten Year Strategy and Implementation Plan for and Equitable New Orleans.

The Office of Community Development reported on January 30th that the \$3 million in CDBG funds that are allocated to the Soft Second Mortgage Program will be capped at \$35,000 for Soft Seconds and \$5,000 in closing costs for all program participants. Qualifying buyers must be under 80% Area Median Income, must remain in their home for 10 years and their homes must pass HQS inspection. GNOHA and HousingNOLA have drafted a letter to the Office of Community Development requesting the Office of Community Development remove the \$35,000 cap on soft seconds issued to homeowners and adjust the front end ratio to provide a range between 22 and 33%.

At this time, there are no plans to provide developer subsidy or operational funds for homebuyer education counselors, however, Ms. Willman reported 'there will be more funding coming down the line' for developers and other nonprofits working with low-moderate income buyers. The City not able to provide a timeline or specific information about this funding availability.

Nonprofit Rebuilding Roundtable

There were no significant updates for January. In February, the Nonprofit Roundtable will meet to review recent HDLC policy changes and continue discussion with Code Enforcement.

Louisiana Homebuyer Education Collaborative

The Louisiana Homebuyer Education Collaborative re-certified 7 agencies at the end of 2018. The Collaborative voted to update the application to get more specific information on the Agency's metrics and annual self-report.

At the January 30th meeting, Collaborative members discussed some challenges they have had obtaining purchase agreements from lenders, many of whom are using exit letters in lieu of Verification of Training and are bypassing counseling agencies in the lending process. In response, a subcommittee of Collaborative members was formed to organize a Lenders Networking Event. The event will engage mortgage lenders around the process of working with first time homebuyers and LMI clients, through panels and roundtable discussions. The subcommittee met on January 30th to and determined this event will be held on the morning of March 20th.

At the January meeting, Collaborative members also discussed a strategy as response to predatory lending agencies we have been notified of. We also revisited a conversation about online homebuyer education through the eHomes America program and certification with the Collaborative. Other activities of the Collaborative this month include participation and action in the Office of Community Developments' Homeownership Listening Tour.

Soft Second Task Force

Following the City of New Orleans Homeownership Listening Tour, the Office of Community Development announced that they will be dedicating \$3 million CDBG funds the Homeownership Assistance Program on January 31st. The terms of the program state that qualifying buyers are eligible for up to \$35,000 in subsidy for the soft second mortgage and \$5,000 in closing cost assistance, for buyers whose household income is below 80% Area Median Income. The subsidy has a 10 year affordability period attached to it, meaning that the borrower will have to pay back a pro-rated portion of the loan if they sell their home or move before 10 years. As has been the case for program participants in previous years, buyers must complete a 12 hour Homebuyer Training with a Louisiana Homebuyer Education Collaborative certified agency to become eligible and the soft second can be applied anywhere in Orleans Parish.

Rental Committee

On January 17, 2019 GNOHA members held a special Rental committee meeting with Tax Assessor Erroll Williams to discuss the assessment process for mixed income and multi-family complexes. GNOHA wanted to start the year ensuring that the development community is on the same page as the assessor's office in regards to Low Income Housing Tax Credit (LIHTC) Properties and give the membership body the opportunity to suggest improvements and/or disclose what they may not understand about the process.

- At the point of becoming operational, property owners must provide a regulatory agreement stating that they are a LIHTC property.
- The Assessor does not include tax credits in evaluation of property—it is calculated from the operating expenses subtracted from income. Most non-profits are exempt.
- The evaluation is once every four years, any settlements will override on the assessed value. Evaluations are once every four years.
- Property Owners must turn in their audited financials by June 30th. The Assessor will post the assessed values on July 14th.
- If members have any conflicts about estimated market values, they can personally appeal to the assessor during the open rolls period on weekdays from July 15-August 15 via drop-off, mail, or e-mail with 'Attn: Assessor Williams.'

Section 8 Subcommittee

There were no significant updates from the Section 8 Committee in January.

Homelessness/Supportive Services/Transitional Housing

SPPA, (Service Providers and Professionals Association) hosted by UNITY of Greater New Orleans, met on January 17th, where outstanding navigator awards were given to members representing Healthcare for the Homeless, Volunteers of America, and Metro Centers For community for their outstanding performance helping to find housing and supportive services for families, veterans, and the chronically homeless. Service providers also gave updates on the coordinated Entry for Permanent Supportive Housing and Rapid Rehousing.

On January 29, GNOHA participated in UNITY's Point-In-Time (PIT) count. The Point-In-Time count is a 2 day event where volunteers are utilized to help survey each homeless in person in New Orleans and Jefferson Parish. Volunteers conducted overnight street outreach, evening surveys at emergency shelters, and surveys at service locations and meal programs. Information gathered from UNITY's annual PIT counts are used to determine the amount of funding HUD will provide for homeless services in New Orleans.

HUD recently released the results for its 2018 Homeless Continuum of Care funding competition. The Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation. New Orleans, Jefferson Parish, and Kenner all did very well resulting in an increase of \$2.15M more than what was received in the 2017 competition. UNITY's Continuum of Care also received \$2.23M in funding for new bonus projects. The recipients of this bonus funding include: Start Corp, Ozanam Inn, New Orleans Family Justice Center, and Covenant House. GNOHA members are delighted that this funding will allow the COC to move forward in continuing to reduce homelessness and make use of strong resources.

Resiliency

The Resiliency Committee met on January 25th to continue discussing solutions to improve resiliency in New Orleans. Members discussed Resilience NOLA, and how the reorganization of its structure could potentially have an impact on affordable housing. GNOHA members would like to speak with key officials over the program to look into the possibility of certain initiatives contributing to the Neighborhood Housing Improvement (NHIF) fund. The Committee also discussed NORA's Community Adaptation Program (CAP). Through the CAP program, qualifying residential property owners are funded to adopt a range of small-scale storm water management interventions that help manage flooding around their home and in their neighborhood. This includes rain gardens, barrels, trees, and permeable paving. Currently, there are 100 people who are pre-approved and 77 people who are cleared to participate in the program.

GNOHA members continue to monitor and advocate for amendments to the Stafford Act that will broaden the language and support the rebuilding of structures up to current codes. Not only is this a resiliency and affordable housing issue, it also has an impact on energy efficiency. The more current the building codes, the more likely they are to use techniques and materials intended to leave less of a carbon footprint. GNOHA members have committed to creating talking points and launching a national letter writing campaign in efforts to amend this legislation, and hope to utilize the help of our members,

supporters, and elected officials. Amendments to the Stafford Act would have positive impacts on New Orleans Resiliency and sustainability of the city.

Insurance Task Force

The GNOHA Insurance Task Force continues to monitor the National Flood Insurance Program (NFIP). In late December, lawmakers renewed the National Flood Insurance Program up through May 31st, 2019—making it the 10th no-change extension since September 2017. This means, although extended, there were no improvements or amendments to make the program stronger and/or more beneficial to citizens. Congress appears to have no long-term plan to put the program on a financially stable path.

Although, the Louisiana delegation played a key role in getting the NFIP coverage extended through May, on December 26, 2018, FEMA announced that they could not issue or renew NFIP policies due to the partial government shutdown that was taking place at the time. During the shutdown, Governor John Bel Edwards stated that some 40,000 NFIP policies set to renew monthly went into limbo. House Majority Whip Steve Scalise, R-Jefferson, Senator John Kennedy, R-LA, and Senator Bill Cassidy, R-LA, all expressed extreme discomfort with NFIP being halted, and urged FEMA to reverse course and resume writing NFIP policies. The halting of these policies impacted up to 1,400 home closings a day. Before the government was reinstated, the NFIP program resumed as scheduled until May when congress will have to take action on the program again.

Disaster Housing Recovery Coalition

Due to the partial government shutdown, the beginning of January was filled with uncertainties for those still in disaster recovery, and for low-income people across the country who may or may not rely on government subsidies for their housing needs. The Campaign for Housing and Community Development Funding prepared a summary of the impacts on housing for the lowest income people during the shutdown.

January updates for the Disaster Housing Recovery Coalition according to the states most impacted by disasters and the shutdown are as follows:

- Families in the Florida Panhandle are still struggling to find stability following Hurricane Michael. Many others have been forced to leave their community. In total for these counties, over 10,000 homeowners have been approved for basic housing repairs, and 19,528 survivors were approved for rental assistance. 604 households remain in hotels through the TSA program, and 389 households have been licensed-in under the Direct Temporary Housing Assistance Program. FEMA also reports that it cannot approve assistance for over 18,500 survivors because they have not submitted insurance claims or other paperwork.
- In Georgia, Dozens of homes still have tarps and fallen trees on their roofs in Seminole County, one of the most damaged counties in Georgia following Hurricane Michael.
- The North Carolina Department of Public Safety reports that FEMA has installed 601 housing units and 273 households (773 individuals) are checked into hotels through the TSA program.
- FEMA is currently actively contacting California Wildfire survivors to determine housing needs. They have extended the deadline to register for disaster assistance until January 30, 2019. Wells Fargo announced that it will contribute an additional \$3.25M in financial resources for wildfire recovery.

HelpNOLANow

ConnectNOLA

There are no significant updates for ConnectNOLA in January.

Own the Crescent

The Own the Crescent website will be a resource for finding affordable homeownership opportunities such as homes to purchase, buyer subsidy, and affordable housing or homebuyer training agencies. The website will go live in June 2019 for Homeownership Month. GNOHA is now accepting membership and sponsorship applications to have your properties, homebuyer education services or home financing product advertised on the website. In February, we will begin developing content for the site.

LA Housing Search

There are no significant updates in January for LAHousingSearch.org. GNOHA and HousingNOLA will continue to engage LAHousingSearch.org to be involved in our Council District Housing Summit Series in the coming months.

Metro New Orleans Regional Updates

Jefferson Parish

The Jefferson Parish City Council voted on February 22nd to ban short-term rentals in residential areas. There were no significant updates from the Kenner, Westwego, or Jefferson Parish Housing Authority in February.

St. Bernard Parish

In January, the St. Bernard City Council approved their Housing Choice Voucher Program for 2019. Additionally, HousingNOLA met with the Director of St. Bernard Parish to start a conversation about strengthening their relationship with St. Bernard and other parishes in the Greater New Orleans Region. We will be meeting with St. Bernard parish staff and several GNOHA members in February to discuss future opportunities to share resources and support their continued efforts towards expanding homeownership opportunity, specifically through the Housing Choice Voucher program.

Plaquemines Parish

In January, GNOHA met with community leaders and developers in Plaquemines Parish to discuss the challenges in developing affordable housing. Plaquemines Parish is attempting to allocate \$5.5 million in D-CDBG funding from Hurricanes Katrina/Rita to create affordable housing and are experiencing a myriad of political and NIMBY issues. GNOHA plans to meet with Plaquemines Parish officials in February to discuss housing priorities and build bridges between community, elected officials, and developers in Plaquemines Parish. We hope to fully integrate the community development corporations and civic leaders in 2019 and foster robust discussion of their housing issues.

St. Charles Parish

In January, the St. Charles Parish Housing Authority met to review the 2018 HCVP expense report and hear updates from the Director. The housing authority will be hosting a First Time Homebuyers seminar on February 16th at 10 a.m. There will be resources and consultations on credit repair, how to determine if you can afford a house and special financing programs.

St. John the Baptist Parish

There are no significant updates for St. John the Baptist Parish at this time.

St. James Parish

In early February, Federal and State environmental officials met in St. James Parish with representatives of Mosaic Fertilizer, LLC to discuss efforts to prevent a potential collapse of a 200-foot-tall wall of mineral waste and the subsequent release of acidic wastewater into nearby waterways and wetlands. According to representatives from one of its fertilizer plants, there are 700 million gallons of processed water sitting atop a vast mound of phosphogypsum east of the Mississippi River. The company is already under a federal consent decree to pay \$1.8B to clean up its production waste, specifically its corrosive waste waters stored at eight plants in Florida. According to the Environmental Protection Agency (EPA) Mosaic Fertilizer is one of the biggest makers of fertilizer.

Public Policy Committee/Working Group

The Public Policy Committee met in January with two new Co-Chairs: Brenda Breaux, Executive Director of New Orleans Redevelopment Authority (NORA), and Kelsy Yeargain, Executive Director of Tulane/Canal Neighborhood Development Corporation (TCNDC). GNOHA's Public Policy Committee and the HousingNOLA Policy Working Group were merged to streamline policies priorities and initiatives, with Kelsy and Brenda representing GNOHA and HousingNOLA respectively. The Committee prepared for the City Council meetings in January, which had hearings on motions related to Short-Term Rentals and the Smart Housing Mix in addition to a resolution to secure Neighborhood Housing Improvement Fund (NHIF) funding. Public Policy also reviewed HousingNOLA Action Items that are expected to be completed during the First Quarter of 2019.

Energy Efficiency for All

The Energy Efficiency for All (EEFA) Coalition held several calls throughout January to prepare for the EEFA site visit from national partners: Natural Resource Defense Council (NRDC), National Housing Trust Fund, Network for Energy, Water, and Health in Affordable Housing Buildings (NEWHAB). During the site visit on January 28th, the coalition set 2019 priorities and will work to build capacity for the Alliance for Affordable Energy. The Coalition is also involved in utility dockets around energy efficiency, such as the Whole-Building Data Access Docket. Entergy New Orleans also has a docket open for their rate case filing. Entergy held several community meetings across New Orleans to inform residents about the impacts of the filing. Additionally, the Council's Utility, Cable, Telecommunications, and Technology Committee met in January, which was going to be a hearing pertaining to the New Orleans East Gas Plant. The meeting was delayed and will now be heard at the City Council meeting on February 14, 2019.

Homelessness/Service Providers & Professionals Association (SPPA)

The Service Providers and Professionals Association (SPAA) met on February 15, 2019 for their regularly scheduled monthly meeting. Members were delighted to announce that, on top of the extra \$2.15M in funds granted to the Unity Continuum of Care (CoC) based on improved performance outcomes, the CoC was also ranked number 1 out of over 950 other CoC's from other cities for its proficiency in HMIS data reporting by the latest Housing and Urban Development (HUD) analysis. Overall, this recognition contributes to continued or increased funding, stability, and support for the service providers in the continuum to assist the homeless community in New Orleans.

It was also announced that UNITY will have an increase in its committee activities in the upcoming months. On February 27th, UNITY held a Continuum of Care Advocacy Committee meeting to

determine and discuss the top three advocacy priorities for the year, and discuss other priorities. It was determined that UNITY and SPAA will focus on:

- **Congressional Funding for Homeless Services**
- **Smart Housing Mix and Affordable Housing Creation**
- **Dedicated Local Funding to reduce homelessness including Rapid Rehousing (RRH) and Rapid Resolution**

The committee believes these three advocacy priorities will help us to continue to reduce the homeless population in New Orleans. Other policy/advocacy priorities that UNITY and SPAA will work on is: decriminalization of homelessness, expanding mental health resources, homeless preferences and policies in local Public Housing Authorities (PHA), and educating candidates and community leaders.

GNOHA recently joined a working group that focuses, specifically, on *Housing Insecurity and Homelessness in Cancer Patients*, and attended its first meeting on February 28th. There are a great number of people who, upon being diagnosed with cancer, become so financially, emotionally, and physically strained that the negative impacts often lead to homelessness. This could be because of high medical bills, strained family relationships, the inability to continue to work and make a decent living, depression, being physically sick due to cancer and treatment, and the list goes on. The working group met to determine if there is an interest and need to work on this very vulnerable population, and to discuss the inter-relationships between homelessness and cancer diagnosis. Moving forward, the group aims to come up with effective solutions that keep a diagnosis of cancer from becoming a prescription for homelessness or housing insecurity. The group will meet the last week of March to strategically plan activities moving forward.

Minority Populations with Language Access Barriers

GNOHA and HousingNOLA continue to work with the Louisiana Language Access Coalition (LLAC) to increase language access in New Orleans. The LLAC is preparing for their 2019 Conference in New Orleans, "Securing the Future of Language Access in Louisiana."

Culture Bearers/Artist Outreach

There were no updates for this subcommittee in January. In February, Andreanecia Morris will meet with Jonah Tobias, Developer at *Prosper Affordable Housing Solutions*, to discuss a possible outreach program with culture bearers around homeownership opportunities.

Short Term Rental (Ad hoc)

On Thursday, January 10, 2019, the New Orleans City Council unanimously voted to direct the City Planning Commission (CPC) to draft changes that would revise the current short-rental policies and generate millions to create affordable housing. Three things that were clearly established at the meeting include: 1) Property Owners with homestead exemptions will continue to be able to rent out their home or units in their property 2) the City Council intends to generate at least \$20M in new revenue for Affordable Housing annually from an assortment of new fees 3) the city can and will access untapped millions to create an enforcement system to implement their new short-term rental plan. There are still intense debates around a proposed cap, matching affordable housing in commercial areas, and the discussion around enforcement guidelines that address the prohibition of collecting fees from unlicensed STR's to increased data sharing. This alone won't end the affordable housing crisis, however, it is a necessary step in the right direction and will ensure that a bad situation doesn't get worse.

Title Clearing Initiative (Ad hoc)

The Title Clearing Initiative reconvened on January 9th. The Title Clearing Initiative examines code enforcement and tax lien challenges regarding development and homeownership. In terms of the HousingNOLA Report Card, this committee's goal is to assist in reducing blight and vacancy in New Orleans by working with community groups to track conditions and by exploring programs for private owners to secure blighted and vacant properties. During this meeting, housing advocates and developers deliberated about blight and title clearing challenges they face in New Orleans. Property tax laws in Louisiana are very stringent, further complicating title clearing issues. One suggestion was to pressure Civic Source to be more lenient in allowing for a longer adjudication period, in order to get available inventory back into commerce. Advocates also explored ways to educate New Orleanians about the importance of clearing title on their properties in a timely manner, in an effort to avoid future complications. Committee members discussed the importance of replacing "blight" with "title clearing" in the dialogue, in an effort to avoid negative public perception around the phrase and to truly address the root cause of the problem. However, research on blight reduction programs is incredibly useful for these efforts and for the city to consider in future decisions.

HousingNOLA Action Plan Updates

Leadership Board

The Leadership Board met on January 28th at the Main Library in Downtown. This meeting was to ground members in 2019 policy priorities, research projects, and advocacy initiatives. Brenda Breaux with New Orleans Redevelopment Authority (NORA) gave context for the revamp efforts to the public policy committee. At the meeting, members gave several suggestions to improve GNOHA & HousingNOLA's End of Year Report. Leadership Board members reviewed the stages of passing the Smart Housing Mix and the timeline of City Council & City Planning Commission decisions. Members also discussed the recent STR legislation and reviewed how money from STR tax will go toward the Neighborhood Housing Improvement Fund (NHIF) as well as code enforcement procedures. It is essential that city council reauthorize the NHIF promptly to ensure it is on the ballot in this next legislative session. The Leadership Board reviewed its role in upcoming research projects such as pet-friendly housing and mortgage recordation fees and explored ways to do more public outreach around these initiatives. The meeting concluded with a PutHousingFirst request to support Cedric Richmond's American Housing and Economic Mobility Act in a public way. Representative Richmond will likely receive pushback from the rest of the state for his bill, so HousingNOLA, GNOHA and our local partners need to be especially vocal and assist in outreach efforts to our partners throughout the state.

Assessor's Working Group

The Assessor met with the Rental Committee to discuss the Low Income Housing Tax Credit auditing process on January 17th. In February, the working group will be working with the Assessor's Office to identify a member of the state legislature to carry a bill that would allow those eligible for the disability freeze to continue receiving this benefit without renewing annually. GNOHA/HousingNOLA will also continue to advocate for a property tax abatement program to protect low-income homeowners from cost burden and support the Assessor's Office with outreach around existing tax abatement programs.

There were no significant updates for this group in January.

Healthy Homes Initiative (Rental Registry/Dampness/Mold)

HousingNOLA co-hosted a Housing Summit with District E Council Woman, Cyndi Nguyen, where healthy homes continues to be a community concern. HousingNOLA is continuing efforts to get a Rental Registry back on the City Council agenda and is working with the New Orleans Health Department on healthy homes and their impact on communities.

The Executive Director of the City's Human Relations Commission, Vincenzo Pasquantonio, met with HousingNOLA to discuss the Rental Registry. The goal of this meeting was to inform the Human Relations Commission on past efforts around the Rental Registry and to examine the ordinance in its current state, in order to determine what amendments should be made before presenting the legislation to City Council and before codifying it. The Human Relations Commission offered to assist in framing the registry, as a human rights issue, especially as common perception often blames residents for not taking care of their properties rather than examining the larger systematic classism and racism that occurs. A data collection component is necessary to monitor for disproportionate impact. HousingNOLA wants to frame the Rental Registry as part of a business licensing process that landlords need to go through in order to market their properties. The goal is to implement the rental registry over several years, mandating larger complexes abide by the updated requirements sooner than smaller complexes. Finally, the rental registry will also include retaliation protection for tenants, so residents feel safe to ask for services from their landlord without fear of eviction and so they can file a 'right to return' to their property.

HousingNOLA is working with the Foundation for Louisiana's BUILD Health Mobility Leadership Program to learn about and support efforts to increase transportation access and to ensure better health outcomes in the Claiborne Corridor. HousingNOLA is also continuing its efforts to further develop a work plan with the help of a national group, the Green and Healthy Homes Initiative.

Lenders Roundtable/OneTable/CDFI Lending Fund

The HousingNOLA Lender's Roundtable is continuing to seek additional funding for the Community Development Finance Plan to meet the housing needs of New Orleanians, which has an estimated cost of \$6B. HousingNOLA and its Community Development Finance partners are preparing for a second quarter launch of their program for the Claiborne Corridor, which would provide funding for small businesses for economic development and developers/landlords to create affordable homeownership and rental opportunities. Members of the Roundtable will be participating in a forum co-sponsored by the Federal Deposit Insurance Corporation (FDIC) and the Office of the Comptroller of the Currency (OCC) in conjunction with the Acadiana Planning Commission (APC) in Lafayette to learn about Opportunity Zones and how we can use them to leverage funds.

ReEntry Housing Consortium

On January 7th, the taskforce met with Secretary Leblanc, other grantees, Plaquemines Parish Correctional Facilities, and Probation and Parole to roll out plans to serve the participants who are eligible for these services under the grant. Committees have been created for the purposes of outreach, enrollment, data management, case management, and evaluation. Two more meetings in January were held to discuss further implementation strategies to prepare for the official launch of the ReEntry pilot program on **February 1, 2019**. GNOHA and community members are encouraged to contact the New Orleans ReEntry Taskforce at nolareentry@gmail.com for more information regarding the grant or for partnership opportunities.

The HousingNOLA ReEntry Housing Subcommittee did not meet in January. However, committee chairs did meet to discuss timing and implementation strategies for the housing consortium. Meetings for the HousingNOLA ReEntry Housing Subcommittee, the Developer's Committee, Grant Committee, and operators committee will resume in the following months.

Workforce Housing Council

HousingNOLA's Workforce Housing Council met in January to discuss the recently passed Short-Term Rental regulations and to prepare for the Smart Housing Mix City Council meeting on January 24th. The Housing Council also invited Kelly Butler, Principal Planner with the City Planning Commission, to the meeting to discuss Master Plan amendments to the Comprehensive Zoning Ordinance. The Workforce Housing Council plans to implement HousingNOLA's master plan recommendations to support New Orleans' workforce through transportation access and affordable housing. Additionally, the Council will be doing an environmental scan of housing opportunities that are supported by New Orleans' biggest employers.

Smart Housing Mix Tiger Team (Ad hoc)

The Smart Housing Mix Tiger Team hosted several calls and meetings throughout January to prepare for the City Council meeting on January 24th, where City Planning Commissioners recommendations on the Smart Housing Mix would be heard. In an effort to ensure that mandatory inclusionary zoning continues to be branded as The Smart Housing Mix, the Tiger Team launched a media campaign that will last until the 2019 Legislative Session. The launch started with a [video](#) and calls to action to not "Dumb Down the Smart Housing Mix!" The campaign later featured [press coverage](#) and radio interviews on WBOK, which featured Angela O'Byrne, *President*, Perez; Jonathan Leit, *Director* of Alembic Community Development New Orleans Office; and Adinas Perkins, New Orleans Community Member.

The campaign was successful and there was broad and diverse coalition of community members and advocates speaking in support of the Smart Housing Mix to ensure that mandatory inclusionary zoning continued to be a part of the ordinance. The New Orleans City Council voted unanimously in support of all three options the City Planning Commission staff originally recommended: a mandatory inclusionary zoning overlay district, a mandatory inclusionary base zoning district, and a mandatory inclusionary zoning planned development classification. The law department is drafting the law, and the feasibility analysis, expected to be completed in mid-February, will help inform the law being drafted. The Tiger Team is supporting the City's efforts and working with HR&A around the feasibility analysis.

Spirit of Charity Innovation District (Ad hoc)

As a result of the Spirit of Charity Innovation District Housing Subcommittee process, GNOHA members have expressed strong interest in acting as an advocate and watchdog for the SCID redevelopment. GNOHA will be working with GNOF to establish working groups for Market Rate Housing, Low-Income Attached Housing, and Transitional Housing/Supportive Services. The Market Rate Housing Working Group will focus on the development of housing intended to serve households earning 50%-120% of Area Median Income and will also encourage the private sector to develop market rate for-sale housing for middle income or upper-middle income households within or near the District.

Community Review Team

The Community Review Team did not meet in January and there were no substantial updates this month. They will next meet in February 2019.

Community Engagement Working Group

There were no updates for the general committee in January. The committee will meet next in February.

Neighborhood Housing Plans

Claiborne Corridor/7th Ward

There were no new updates for the Claiborne Corridor in January.

Leonidas/Hollygrove Neighborhood Housing Plan

On January 7th, Betty DiMarco with Carrollton United met with Curtis Douchette, a developer with Iris Development, to discuss his company's plans for development in the Carrollton neighborhood. Betty gave context on how Carrollton United formed and where the housing situation currently is in Hollygrove & Leonidas. Many people in this city aren't being paid a living wage and are in need of affordable housing stock, including the elderly. However, other than HANO properties, lots in the area are going for \$75,000-\$100,000; it's not financially feasible for developers to purchase these lots and develop affordable housing. Betty also discussed social challenges around securing affordable housing, as many individuals have biases around how affordable housing appears and don't want it in their communities.

Iris Development plans to do a mix of rental and ownership with the HANO properties in the Carrollton neighborhood. Community members would like to see the HANO lot next to the Sewage and Water Board facility be converted into a park and would also like to see affordable units with more trees and better kept exteriors. Betty also stressed the importance of weighing the needs of current residents, many aging and elderly, with those who might need housing in the next 5-10 years, such as younger residents. Finally, community members want to see additional resources be invested in the community to support families, such as job training for parents, better schools, and commercial businesses. Once Curtis' firm has finalized negotiations with HANO, he will set up a meeting with the Carrollton Neighborhoods Association to ask more questions and discuss their vision moving forward.

Lower Ninth Ward/RU/DAT

The R/UDAT Housing Table did not meet in January 2019. Meetings will resume in February. However, residents from the Lower Ninth Ward participated in the District E Housing Summit where they had the opportunity to discuss housing concerns in their community with Council member Nguyen. On January 18th, residents in a community meeting voiced their concerns pertaining to zoning matters in the Lower Ninth Ward.

Hoffman Triangle

There are no significant updates for The Hoffman Triangle working group in January. The group will begin convening in 2019.

Bunny Friend

The initiative will began work in 2019 to engage this community.

Data Working Group

On January 30th, the Data Working Group met to discuss new data collection methods and procedures. Data collection for the Semi-Annual Report and the Report Card is the primary goal of this committee, so it is essential that this process be as efficient, standardized and transparent as possible. The committee discussed having a uniformed letter and a data request template that goes out to our data providers, with an updated data dictionary, outlined timeline, a section to provide property addresses, and a section to provide data collection methodologies. Alex Vialou from the New Orleans Redevelopment

Authority (NORA) gave a presentation outlining one model for data collection, but committee members will prepare other models prior to the next Data Working group meeting.

The co-chairs reviewed the committee's other responsibilities with committee members: namely refining the neighborhood typologies (i.e. Pearl, Emerald, etc.), adjusting calculations for the demand model so that it accurately reflects the housing need in the city, and consistently working with data partners to ensure their data is digestible for the public and is regularly updated. In the original HousingNOLA 10-Year Plan, public partners promised to support the creation of 7,500 units. The public partners are not only well below the 7,500 units, the overall housing need of the city has risen. HousingNOLA will be conducting an updated demand model to determine the new target production goals necessary for public partners to uphold their commitment to affordable housing creation. The working group also discussed how to differentiate between the 1-year and 5-year American Community Survey (ACS) housing stock data in the Semi-Annual Report so the data is clear for a layperson to understand.

LGBTQ & People Living with HIV/AIDS

GNOHA and the Fair Housing Action Center will be partnering to deliver Equal Access trainings this Spring, with the C.O.C Providers, HOPWA Providers and Unity. GNOHA will be putting in a data request of this year's Point in Time Count to assess the number of LGBTQ individuals accessing shelter or unsheltered on a typical night.

People with Disabilities

There are no significant updates for January, 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 continuing to support UNITY of Greater New Orleans and their work around ending chronic homelessness among disabled individuals.

Aging In Place

There are no significant updates for this initiative in January. However, HousingNOLA plans to join or create a more robust activity around this special needs group by connecting with the Advocacy Center and the New Orleans Council on Aging in 2019.

Assisted Outreach Treatment (Substance Abuse and Mental Disabilities)

The New Orleans Assisted Outpatient Treatment Workgroup (AOT) met on January 16th. Since the AOT monitor program launched on December 14, 2018, the program has continued to be fully operational including the paid position of AOT Monitor, Ursula Newell-Davis, who is responsible for handling case management. New Orleans Judge Reese, continues to be in support of and preside over AOT court with support of his colleagues at CDC. At this stage in the pilot, the workgroup intentionally chooses patients being discharged from University Medical Center Hospital who are coming directly from a period of stabilization. In the future, petitions to refer individuals into the AOT program will come from a variety of sources. As the program grows, it should become a "seamless and coordinated multi-system program that builds interrupted continuity of care to serve the needs of the seriously mentally ill people who are in the revolving doors of incarceration, homelessness, and expensive institutionalization." The next AOT court days will be February 1 and 15. The AOT Work Group will meet again in February for updates and more implementation

planning including the possibility of partnering with transportation agencies such as Bike Easy, Ride, and the RTA to give the population better access to transportation in order to remove barriers hinder access to services and to ensure consistent participation in the program.

Opportunity Youth

The Opportunity Youth Committee met in January to give updates on partners' activities and continue building strategy as we approach the legislative session. Representatives from the Orleans Parish Schools gave an update on the State Homeless Tracker, which is administered by OPSB's Homelessness liaison, Ayesha Buckner. The committee submit a formal data request through the School Board, through which Ms. Buckner will be able to provide data on the number of homeless youth in the Orleans School System, their guardianship status and age. Other members of Orleans Parish School System will be working with Department of Child and Family Services to update their notification process for students coming into the school system or transferring to different schools who are in foster care.

At the state level, the Committee Chair Joy Bruce reported that the Statewide Task Force on extending foster care has turned in their report to be considered for this year's legislative session. The bill will be carried by Senators Gaddy and Barrow and the bill is thought to be more inclusive of youth who are no longer in school or a technical training program. The bill will provide support to youth who have aged out of foster care in the last 3 years and still qualify for the program. There will be \$3 million allocated to service extension in this new bill. HousingNOLA will be supporting this legislation in the upcoming fiscal session in April.

Domestic Violence Survivors

There are no significant updates for this initiative in January. However, the Initiative will seek ways in 2019 to work with Southeast Louisiana Legal Services, Hotel Hope, the New Orleans Family Justice Center and various individuals who work with survivors to tackle a range of housing issues for this population.

Golden Pearl Neighborhood Typology Project (Ad hoc)

There were no updates for the Pearl Neighborhood Project in January.

Opportunity Zone and MVA Integration

There were no updates for this initiative in January. Moving forward, members from the Lenders Roundtable will participate in forum in Lafayette that covers opportunity zones and best practices for extracting funding.

Put Housing First (Outreach & Advocacy)

Smart Housing Mix

In January, GNOHA continued to advocate for the adoption of the full Smart Housing Mix. With support from Enterprise Community Partners, HousingNOLA launched a full media campaign in support of mandatory inclusionary zoning on all new multifamily developments in order to build and maintain momentum around the Smart Housing Mix from the public. In addition to an informational [call to action video](#), and opinion editorials by HousingNOLA's [Andreanecia Morris](#) and [Flozell Daniels](#), Morris participated in interviews on WWLTV, WWL Radio with Newell Normand, WBOK Radio with Oliver Thomas, and with the Associated Press. GNOHA members Angela O'Byrne of Perez, Jonathan Leit of Alembic Community Development, and Community Review Team Member Adinas Perkins joined Morris in support of the Smart Housing Mix on WBOK. GNOHA and HousingNOLA also sent out several [calls to](#)

[action](#) leading up to the January 24 City Council Meeting in which the Council voted unanimously in support of all three Smart Housing Mix options recommended by the City Planning Commission staff, including a mandatory inclusionary zoning overlay district, a mandatory inclusionary base zoning district, and a mandatory inclusionary zoning planned development classification. GNOHA and HousingNOLA will continue to advocate for the adoption of the full Smart Housing Mix through consistent public engagement, calls to action, and media presence as the feasibility analysis is performed.

Short-Term Rentals

In January, GNOHA continued to advocate for short-term rental regulations that create affordable housing opportunities, closely advising the District C office at the request of Councilmember Gisleson Palmer in crafting meaningful policy recommendations for Short-Term Rental regulations. Included in the recommendations is a fee structure designed to generate \$20 million per year in revenue for the Neighborhood Housing Improvement Fund. On January 10, City Council unanimously approved two motions requesting the City Planning Commission to study and recommend changes to STR policies and zoning laws. The City Planning Commission will hold a public hearing on these changes in March.

Advocacy Community of Practice (CoP)

The Advocacy Community of Practice (CoP) exists to: 1) learn advocacy practices with and from one another and use them to strengthen our individual and collective advocacy efforts and 2) work together to better understand and address systemic inequities in our communities in the city, state and the South.

In January, the Advocacy CoP convened to discuss options for how the CoP will move forward in 2019. The group decided to pursue larger funding opportunities, beginning with but not limited to the Kresge NextGen grant, in order to secure funding for more trainings, larger opportunity costs, part-time administrative support, and communications and branding. The Community of Practice also worked in January to plan a Mixer for the New Orleans City Council staff members to address our desire to work with City Council on issues relating to our constituents ahead of the public hearing date, specifically addressing the Entergy Gas Plant Rehearing and the changes to the rules for public comment.

Council District Housing Summit Series (Ad hoc)

In 2019, GNOHA is hosting a Council District Housing Summit Series in which we will work with each Councilmember to bring community together to address neighborhood-specific housing issues in their district. Our first successful District Housing Summit was January 26 in District E with Councilmember Cyndi Nguyen.

District E Housing Summit

The District E Housing Summit, hosted by HousingNOLA and District E Councilmember Cyndi Nguyen, was held on **January 26, 2019** to develop a better understanding of the housing needs and concerns of New Orleans East and the Ninth Ward.

Programming consisted of two discussion panels— with panel #1 focusing on Property Managers, and panel #2 on Neighborhood/Homeowner Associations and Residents. Community members were able to express their concerns about the quality of properties, tenants, and landlords in the “E”, and wanted to discuss strategies to protect the community from entities that do not have a vested interest in the sustainability, habitability, and economic development of the community. Property Managers, like HANO, were able to inform the district about landlord/tenant requirements, vetting, and inspection processes. Members of the Section 8 Council and ENONAC were able to voice their concerns and suggest implementation strategies to achieve common goals for the community. The

office of Councilmember Nguyen and HousingNOLA plan to do a debrief and report out in February, as well as participate in the Councilmember’s “Coffee and Conversation” forums to dig even deeper into these issues and provide engagement opportunities for District E residents unable to attend the summit on the January 26th.

Undesign the Redline

In partnership with Enterprise Community Partners, GNOHA and several partner organizations served on the advisory committee to develop content for this interactive exhibit. The exhibit is an interactive timeline, documenting federal and local segregation policy and development patterns from the Jim Crow era until the present day. The advisory committee developed content to highlight moments in New Orleans history that have escalated racial disparity and marginalized communities of color. The exhibit concludes with a ‘Call to Action’, based on priorities laid out in GNOHA’s 10 Year Plan, STR regulation and opportunities to engage in upcoming advocacy opportunities.

The UnDesign the Redline exhibit will be open to the public in the Tina and Albert Small Center Monday-Friday from 9 am – 5pm, Saturdays from 1-5 pm and Sundays 1-3 pm, subject to change based on programming at the Small Center. If you are interested in booking a private group tour, contact Sydney Shivers at sshivers@gnoha.org. Tours and public viewings of the UnDesign the Redline Exhibit will be available free of charge through Mardi Gras 2019.

HousingLOUISIANA

HousingLOUISIANA held several calls in January to prepare for their all-day planning session, which will be on February 1st in Alexandria, LA. The network is also preparing for the 2019 Louisiana Legislative Session, with a focus on securing a dedicated source of revenue for the Louisiana Housing Trust Fund. The network hopes to work with Senator Wesley Bishop and other regional legislators on a mortgage recordation bill in the upcoming session. HousingLOUISIANA has also started planning dates for the 2019 Listening Tour.

Regional Alliance Network Development

Housing FIRST Alliance of the Capital Area is focused on finalizing the data that will be used in their housing plan for Baton Rouge, the *Housing East Baton Rouge* (HEBR) plan. While working on the plan, the Alliance is working to incorporate community input for the plan. The Housing First Alliance is also working with its LEAD Cohort and the Power Coalition on an Anti-Retaliation Bill in the Baton Rouge City Council. The bill will prevent landlords from retaliating against tenants who have fair complaints about their housing situation and complaints about their landlord’s failure to meet their responsibilities. The Housing First Alliance will begin planning their Listening Tour in February.

Alexandria Housing Alliance is currently focused on building capacity and building relationships with the incoming Mayoral administration and City Council members. The Alexandria Housing Alliance in partnership with the City of Alexandria provided a tour to HousingLOUISIANA constituents prior to their all-day planning session. The tour showed two sides of Alexandria, one where investment was encouraged and the other where disinvestment continued by the previous administration, despite the growing needs of residents in those areas. The Housing Alliance is expected to start planning their 2019 Listening Tour in February.

Greater Acadiana Housing Alliance

The Greater Acadiana Listening tour was held on January 24th in Lafayette at the ARCH Meeting (Acadiana Regional Coalition on Homelessness & Housing). Residents and housing advocates shared their housing concerns with HousingNOLA staff and asked them for technical assistance in effective advocacy efforts, data collection, creating their own Rental Registry and officially forming their housing alliance that extends beyond the ARCH coalition. Their housing concerns included the following: there are many residents who are cost burdened and can't afford rent, the electricity bills are skyrocketing, cheaper housing is substandard and unsafe, code enforcement is not performing proper inspections, housing advocates receive limited support from public officials, there is a lack of homebuyer education and financial education training programs, a scarce relationships with lending institutions, and little to no public transportation. The Power Coalition co-facilitated the meeting and will be supporting efforts in the region moving forward. HousingNOLA staff agreed to have a follow-up meeting to offer more technical assistance and to explore advocacy efforts more in depth. The recording of the listening tour can be found on GNOHA's Facebook page.

Northshore Region

There were no significant updates for this region in January.

Lake Charles Region

Our partners with the Calcasieu Parish Housing Counseling Agency and Lake Charles participated in our HousingNOLA Statewide Planning Session on January 31st. They participated by offering their areas of concern and policy goals for the 2019 Legislative Session.

Monroe Region

GNOHA continues to reach out Monroe housing officials to plan a listening tour on local and state housing policies with the Monroe region officials.

Houma Region

Our housing partners in the Houma area participated in the annual Point in Time Count on January 28-29th in partnership with the Balance of State statewide Continuum of Care network. The results will be released in Feb. or March. HousingNOLA has also contacted housing partners in Houma and will be scheduling a Listening Session with our housing partners there in February.

Shreveport Region

GNOHA continues to reach out to Shreveport to plan a listening tour on local and state housing policies with the Shreveport housing officials.

LA Safe/LEAD the Coast/Coastal Master Plan/Community Capacity Advisory Committee

In January, GNOHA/HousingNOLA participated in the final LEAD the Coast Curriculum Design meeting in which the final decisions were made about the LEAD the Coast program and fellowship, and participants brainstormed about a LEAD the Coast Alumni group. HousingNOLA will be recruiting program participants for the next LEAD the Coast cohort during its Statewide Listening

Tour stops in the Greater New Orleans region, Northshore region, River parishes, and Bayou parishes.

Statewide Listening Tour & Policy Agenda

HousingLOUISIANA will be reviewing the regional concerns and compiling data from a survey from the Greater Acadian Region that will be used to set priorities for the region and the 2019 Legislative Session. The Houma/Thibodaux Listening Tour was held on February 28th in Houma, LA.

Louisiana Housing Trust Fund Initiative

There were no new updates for the Housing Trust Fund in January. At the HousingLOUISIANA all-day planning session in February, attendees will discuss next steps for the Trust Fund Initiative for the upcoming legislative session. There are also future plans to work with Senator Wesley Bishop to push forward a recordation bill in the legislative session.