



## 2018 Annual Report

### Highlights

- ❖ JPMorgan Chase committed \$1.1 million to HousingNOLA to revitalize targeted neighborhoods in the Claiborne Corridor to create affordable housing opportunities and drive economic opportunity through its PRONeighborhoods program.
- ❖ HousingNOLA released its 2018 Report Card on State of Affordable Housing in New Orleans, overall efforts earns a “D” letter grade for current state of housing.
- ❖ GNOHA released the [2018 Rental Market Study](#) which detailed the need, and provided recommendations, for energy efficiency in New Orleans.
- ❖ GNOHA Released #PutHousingFirst Scorecards ranking various candidates on affordable housing issues and constitutional amendments that affect quality of life
- ❖ New Orleans opened its new low barrier shelter with the capacity to house 100 individuals and it has few requirements that would prevent clients from accessing shelter or wrap around services provided.
- ❖ GNOHA and HousingNOLA hosted its first #PutHousingFirst March on Saturday, March 2
- ❖ *The Rent Is Too Damn High!* exhibit and events increased awareness of HousingNOLA and #PutHousingFirst within the New Orleans arts community.
- ❖ GNOHA and HousingNOLA were evaluated through a PROMPT Organizational Assessment from NeighborWorks<sup>®</sup> America
- ❖ HousingLOUISIANA partners in Alexandria and Lafayette have launched their own regional housing alliances, Alexandria Housing Alliance and the Greater Acadiana Housing Alliance respectively.
- ❖ HousingNOLA released its Community Development Finance after hosting a series of Lenders Roundtable Summits and determined an estimated cost (\$5.8 billion) of creating the 33,000 affordable housing opportunities in the 10 year plan.
- ❖ Congressman Cedric Richmond Introduces Comprehensive Affordable Housing Bill, which will reduce rent costs and provide greater access to homeownership through first-time homebuyer payment assistance by allocating approximately half a trillion dollars for federal affordable housing programs.

### 2018 Policy Victories

Collective efforts brought about the following policy victories in 2018:

- **HANO's Small Area Fair Market Rent Study** was started in the beginning of the year in effort to get more landlords to accept voucher and get more residents in areas of high opportunity. HANO is currently still offering exemption payments for interested landlords.
- **Master Plan Amendments** which increases the density along certain high transit areas, allowing for the development and production of affordable housing near high frequency transit hubs.
- **Increased HUD Budget Allocation** from Congress within the [fiscal year 2018 omnibus spending package](#) with significant increases for affordable housing and community development programs. 10% overall for HUD programs compared to FY 2017.
- **Sen. Regina Barrow's SCR 10 and Sen. Ryan Gatti's Senate Bill 129 (Act 649)** are designed to help youth aging out of foster care. The former requests the Department of Children and Family Services begin studying the extension of the age of foster care to age twenty-one; while the

other will raise the age to 21 while still in school, so young adults can graduate high school and still receive support from the foster parents, ensuring support as they transition.

- **Sen. JP Morrell Property Tax Bill, SB 164** is a constitutional amendment that required a statewide vote to authorize the phase-in, over a four year period, of increases in ad valorem taxation under certain circumstances, such as the assessed value on a residential property with homestead exemption increasing by greater than 50%. This bill will give homeowners time to pay their property taxes as their communities are gentrifying at alarming rates.
- **Sen. Ed Price Security Deposit Bill, SB 466** gives tenants the right to recover any portion of their security deposit wrongfully retained, and \$300 or twice the amount of the portion of the security deposit wrongfully retained, whichever is greater, starting January 1, 2019.
- **Short Term Rental Interim Zoning District** was passed in May 2018 and prohibited any issuance or renewal of a Temporary STR permit or license.
- **Inclusionary Zoning Veto:** SB 462 was an attempt to ban municipal and parish governments from establishing inclusionary zoning policies by changing the language to voluntary economic incentive policies. The bill was passed in both the House and Senate. Our collective advocacy against SB 462 eventually led to Gov. John Bel Edwards vetoing the bill.
- **Smart Housing Mix Text Amendments:** The Community Development Committee of the City Council unanimously approved the CPC studying the implementation of the Smart Housing Mix, which would establish a mandatory inclusionary zoning policy in New Orleans.
- **New Soft Second Funding available** through City of New Orleans partnership with the Finance Authority of New Orleans and utilizing program income from post-Katrina D-CDBG funding program.
- **Neighborhood Housing Advisory Committee Amendments** provide effective dates for the term of committee (yearly starting in January), to supplement qualifications for membership, to establish schedules for the conduct of public hearings (starting no later than June 1<sup>st</sup> of the year), submission of recommendations and other information to the Mayor, Chief Administrative Officer, and to the City Council for approval.
- **The National Flood Insurance Program (NFIP)** was extended several times throughout the year with the final extension expiring on May 31, 2019.

## GNOHA Standing Committees Reports

### Membership

In 2018, the Greater New Orleans Housing Alliance had 56 member organizations, with 31 voting members, and 16 advisory members. Membership meetings were held monthly throughout the year with robust participation from member organizations. The Greater New Orleans Housing Alliance will be merging with the Alliance for Minority Contractors in the upcoming year in order to bring more resources and participation to the membership as well as to engage more minority contractors in affordable housing development opportunities in the Claiborne Corridor Cultural Innovation District.

### Capacity Building

In 2018, the first cohort of the UNO PLUS Community Development Finance Certificate Program was completed. Participants, including numerous GNOHA members and partners presented their project pitches at their last class on Tuesday, March 20th, and graduated April 12 with full support from the program. The second cohort of the program began September 5th and will continue through May 2019. The second cohort also includes representatives from multiple GNOHA member organizations.

Throughout the year, GNOHA continued to build capacity with organizations across the state through the statewide housing alliance network. In 2019, GNOHA will be working with ADP, the People's

Institute and others to create an orientation program for entry-level employees of GNOHA member organizations and others in the housing industry that will cover the basics of the current state of issues and housing in New Orleans, as well as racial equity training, and other human resources that GNOHA members will want to offer their employees.

### Developer Survey

GNOHA received responses from 16 developers responded to our Developers Survey, five from for-profit and 11 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. When asked about the most significant barriers to bringing these remaining unit online, half of respondents reported that lack of buyer and renter subsidy impacted their ability to do high quality development. Half of respondents also reported that they rely on grants and public subsidy to finance development and eighty percent of respondents were granted lots from NORA, HANO or the City to reduce the cost passed on to buyer and tenants. Considering finding affordable land to develop was reported as a significant barrier to 75% of developers, and increasing costs of construction was reported as a barrier for 87%, the continued availability of publicly held lots for affordable nonprofits to offset the cost of construction is imperative.

This shows that GNOHA can best support these partners by continuing to coordinate and advocate for stronger relationships amongst these agencies, developers and elected officials. This is reflected in our feedback from partners. One developer said, “since it is acting as a collaboration, GNOHA is a better entity to lobby for state and federal funding for affordable housing programs and soft seconds than just a single organization. It can represent us to the City and other agencies... to lobby for agreed upon initiatives, including one we suggest of setting aside a percentage of land to be used for affordable housing.”

### Shared Solutions

In 2018, GNOHA worked with members to gauge interest in the shared solutions initiative, receiving feedback from interested organizations on potential services. The top four categories of interest were healthcare, financial services, graphic design services, and tax credit education. In the first quarter of the year, GNOHA and *trepwise* consulting firm worked with Annie Cambria to research and curate a professional development workshop series on tax credits for the review of shared solutions participants. The initial workshop in the series was held at the April 9<sup>th</sup> GNOHA Monthly Meeting with a majority positive reception, however there was not significant interest in further tax credit education.

In June, GNOHA began working with ADP to explore options for a collective health insurance and payroll shared service plan for GNOHA members. July through December, GNOHA coordinated informational exchange between ADP and interested parties in order to identify healthcare options appropriate for members who opted in. Healthcare options were presented to members in December and negotiations are still underway at the end of the year. If GNOHA members choose to proceed with ADP, healthcare plans and payroll solutions will be in effect no later than February 2019.

### Homeownership

The Homeownership Committee started the year with conversations about the National Flood Insurance Program (NFIP) and committed to monitoring the program to ensure there are not coverage gaps to homeowners during federal government shut downs. During the January 2018 shutdown, homeowners who had not made a payment to the NFIP saw a three day lapse in coverage. The Homeownership Committee will support the Insurance Task Force in their efforts to monitor this program going forward. An ongoing effort of the Homeownership committee for 2018 was to adopt the Energy Efficiency for All

(EEFA) policy platform. The EFA platform is designed to prevent residents from becoming cost burdened due to high energy bills stemming from improperly sealed homes and our aging housing stock. This is a concern for homeowners in New Orleans. Therefore, the Homeownership Committee will prioritize meeting energy efficiency standards for affordable homeownership opportunities.

To commemorate National Homeownership Month, Committee Chair Nicole Barnes published an editorial in the New Orleans Advocate, titled “Owning a Home Strengthens the Economy.” In this letter, Ms. Barnes emphasizes the necessity of encouraging first time home buyers to make this investment and support affordable home ownership opportunities for families and entire communities. Ms. Barnes cites statewide statistics to demonstrate the economic impact of affordable home ownership opportunities; by eliminating cost burden that 20% of homeowners in our state face, we would see a collective increase in the buying power of New Orleanians by \$197 million dollars and \$1.3 billion dollars for the state. This editorial reminds of the extreme importance of our work on this committee and urges all readers “make a personal and unwavering commitment to #PutHousingFirst, because the future of our city, and our state, depends on the stability of its homeowners.”

Another ongoing conversation was focused on re-launching the Own the Crescent website, as a way to advertise affordable homeownership opportunities and encourage prospective homebuyers buyers to seek out homebuyer education. In September and October, a focus group of affordable housing developers, representatives from FANO and NORA and GNOHA staff met to give feedback on how to make this resource impactful and feasible, in spite of the current housing market and limited subsidies for low-income buyers. The committee decided to launch the website, which will provide a breadth of resources on homebuyer education, buyer assistance and mortgage options and affordable homeownership opportunities for low-moderate income buyers in Orleans Parish. At the end of the year, the Homeownership Committee reviewed the budget for the website, which is due to be launched in the summer of 2019.

#### *Nonprofit Rebuilding Roundtable*

The Nonprofit Rebuilders Roundtable started the year with discussions about the Louisiana Housing Coalition Nonprofit Rebuild Pilot Program. The committee drafted a letter to highlight some challenges of the program and offer recommendations for improvement to assist homeowners whose property was damaged by natural disasters. This letter was submit to LHC in the early spring. Early in the year, the Nonprofit Rebuilders Roundtable also discussed a Shared Solution to connect homeowners with an inability to finance home repairs to services that fit their needs. This idea evolved to include the HelpNOLA Now Website. The objective for HelpNOLA Now is to create a back-end referral system, where homeowners in need of assistance with maintenance and structural challenges can submit a request for assistance and get matched with a nonprofit rebuilder.

Developing resources for homeowners and nonprofits who provide rebuilding and home maintenance assistance has been a continued effort of the Rebuilders Roundtable throughout the year. We collected data on needs and opportunities of these organizations through a survey, which showed that staff capacity and funding for construction materials are the most significant challenges preventing builders from meeting demand for assistance. In the New Year, GNOHA will be researching shared solutions and capacity building opportunities to address these challenges. The Roundtable has also had conversations with Code Enforcement and HDLC about creating partnerships to get ahead of the Code Enforcement cycle and connect those who are being targeted through 311 with support before they get citations and liens.

### Louisiana Homebuyer Education Collaborative

The Collaborative certified one new agency, the Mid-City Redevelopment Alliance, at the beginning of the year and recertified seven agencies. Each of these agencies were ‘Secret Shopped’ and anonymously evaluated by clients hired by GNOHA, and each agency met with the Collaborative Review Team in December to discuss their review and how the Collaborative can be strengthened moving forward. Altogether, Collaborative certified agencies trained over 1,779 clients through First Time Homebuyer Education Agencies in 2018. Eight percent of these clients closed and became homeowners this year.

In addition to Collaborative certification, many Collaborative members are also studying for recertification with HUD in 2018 or early 2019, which opened in 2019. Capital One Bank generously provided grant funding and staff support through their Financial Access Officer Deborah Graham, to lead this continued education. Ms. Graham and GNOHA coordinated study sessions to review all the content tested in the HUD Exam, which met at least twice a month, starting in June, through the end of the year.

### Soft Second Task Force

GNOHA also assisted with the management of Soft Second Program, in partnership with the Soft Second Task Force the City of New Orleans’ Office of Community Development. As qualifying first time homebuyers completed their homebuyer education with one of our certified agencies and applied for mortgages, GNOHA received their information from Collaborative members, who we referred to the Soft Second Waitlist. As a result of this partnership, twenty seven low to moderate income first time homebuyers closed with Soft Second Funds from the City, receiving \$1,277,711.02 in total.

### Rental

The Rental Committee began 2018 with continued discussions regarding HANO’s PBV referral process. HUD issued a guide pertaining to site-based waitlists to ensure that people aren’t skipped from the general waitlist, while the committee drafted letters expressing questions, concerns, and improvements for the process. In late January, members of the committee testified at a City Council hearing about the City’s Master Plan Amendments, in support of increasing density along high frequency transit areas to provide more housing opportunities with easy access to transit.

As the Louisiana Housing Corporations Qualified Action Plan (QAP) opened up for comments in March, GNOHA members met several times to discuss the plan, and [comments](#) were sent to the LHC in April.

The Rental Committee formed a partnership with the Urban Conservancy on their Front Yard Initiative, a response to excessive yard paving. The project works to improve New Orleans’ safety, storm water management, and beauty. The Urban Conservancy’s program reimburses eligible homeowners \$2.50 per square foot of paving that is removed—up to 500 square feet for a max of \$1,250. GNOHA worked with the Urban Conservancy on outreach and making sure that members are aware of the benefits of the program.

Throughout the year, the committee worked on improving outreach for LouisianaHousingSearch.org, a site built for affordable housing property owners to list their properties for rent, as well as for prospective tenants to have a simple, easy-to-use website to look for housing.

In June, GNOHA worked with Southeastern Louisiana Legal Services, GNOFHAC, and others on outreach for landlords, tenants and lawyers across the state regarding Senate Bill 466 which 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.” This bill goes into effect January 1, 2019 and increases protections for renters, while giving higher penalties to landlords who are found guilty of wrongfully withholding security deposits.

### Section 8 Subcommittee

In 2018, the Section 8 Subcommittee started with continued conversations on Section 8 marketing and outreach. GNOHA partners, Enterprise and the Greater New Orleans Fair Housing Action Center, (GNOFHAC) conducted outreach for a small project targeting focus groups to landlords in high opportunity neighborhoods about the Housing Choice Voucher program. The subcommittee supported HANO on trainings for staff, residents, and landlords as well as HANO’s six month pilot program that provided increased exception payment standards in five higher-cost zip codes, to research the benefits of small area fair market rates. Throughout the year, committee had the opportunity to meet with the Section 8 Residential Council, and after several discussions with leadership about the issues residents were having with the HCV program, was able to draft and send an e-mail with suggestions about the program to HANO. Also, HANO and GNOFHAC partnered to host an Open Neighborhoods Program to solicit new landlords interested in joining the HCV program. After the meetings were completed and the data was analyzed, HANO determined that the program was successful and plans to continue it.

### Homelessness/Supportive Services/Transitional Housing

The SPPA coordinates and implements the *10 Year Bold Plan of Action to end Homelessness*, but there is no lead organization for transitional housing or permanent supportive services. Recently, staff from the Louisiana Department of Health and Hospitals have pledged to discuss the issues with Permanent Supportive Housing.

### Resiliency

The Resiliency Committee, formerly known as the Emergency Preparedness Committee, was rebranded as the Resiliency Committee with efforts focused on emergency preparedness, living with water, and initiatives with LA SAFE, Louisiana's Strategic Adaptations for Future Environments. Throughout the year, the Resiliency Committee explored programs and helped with outreach for programs like ResilienceNOLA, the Gentilly Resiliency District and NORA’s Community Adaptation Program (CAP) where qualifying residential property owners can be 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 rain gardens, barrels, trees, and permeable paving. To close out the year, attention was put on the Stafford Act. It was decided that the language of the amendments should be broadened to ensure that when disaster funds are dispersed, property owners would be able to rebuild up to current codes, fostering rebuilds that are more resilient and aligned to the risks of natural disasters associated with New Orleans and surrounding parishes. Through LA SAFE, GNOHA worked with leaders and organizations committed to enabling our community members to take proactive steps towards mitigating and avoiding risk as well as increasing resilience to address coastal challenges.

Through a blossoming partnership with the Water Collaborative, which was started in 2014 by community leaders involved with the Urban Water Plan, GNOHA supported efforts to create a more community focused and comprehensive approach to storm water management. GNOHA also joined the Green Infrastructure Advisory Committee, an advisory body formed at the request of Councilwoman Kristin Palmer, to work to provide community-based legislative and policy direction on green infrastructure and other key issues related to New Orleans storm water management.

### Insurance Task Force

The Insurance Taskforce began 2018 with continued monitoring of the National Flood Insurance program--on its 3rd extension set to expire January 19, 2018. GNOHA sent out calls to action urging supporters to contact their congressional representatives to vote 'Yes' on continuing resolution to keep the NFIP authorized in order to preserve affordability, increase opportunities for community/individual mitigation, improve the mapping process, and increase program participation. The NFIP was extended for the 4th time until November 30, 2018, maximizing pressure on Congress to enact a permanent solution that makes necessary reforms and provides certainty for insurance providers and housing markets. After another 1 week extension, and a subsequent 2 week extension as part of a stop-gap funding deal to avert a government shutdown ending on December 21, 2018, GNOHA members will continue to stay informed and monitor the program over the holiday break. Federal flood insurance covers about 5 million homes and businesses nationwide, but about half of them are in just five states: Florida, Texas, California and New Jersey, and Louisiana. GNOHA members will continue to push for a speedy, multi-year, reauthorization of the bill.

### Disaster Housing Recovery Coalition

In 2018, GNOHA and partners started participation in the National Low-Income Housing Coalition's Disaster Recovery calls and their three smaller focus groups: the Need for Data Transparency, Puerto Rico (including Puerto Ricans in Florida), and the Homeless and Federal Disaster Response. Through work with the NLIHC's Disaster Recovery calls, GNOHA, partners, and members of the coalition from all around the country were able to track the progress of recovery efforts from Hurricanes Harvey, Florence, and Michael, and provide expertise from New Orleans based on lessons learned from hurricane Katrina.

GNOHA and HousingNOLA signed letters in support of implementing policies and amending legislation to improve recovery efforts. GNOHA signed a letter from the NLIHC concerning the State of Texas Plan for Disaster Recovery: Hurricane Harvey. It focused on the failure of the draft Action Plan to meet the State's Title VI and fair housing obligations. GNOHA also signed a letter urging congressional leadership to take immediate action on a disaster relief bill that provides housing resources to survivors, asking the Majority Leader McConnell, Minority Leader Schumer, Speaker Ryan, and Minority Leader Pelosi to amend the House approved-bill to include: 1) Implementation of the Disaster Housing Assistance Program (DHAP); 2) direction for FEMA to collect and make public disaster recovery data; 3) provide other housing resources that ensure the shortage of affordable rental homes in disaster-impacted areas is not worsened. 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.

As the year progressed, the Disaster Housing Recovery Coalition supported recovery efforts for the Carolinas after Florence, and Florida after Hurricane Michael, and continues keeping a watch on amendments to the Stafford Act that could ensure that citizens in Puerto Rico receive emergency assistance still needed for recovery efforts left over from Hurricane Harvey.

Following Hurricane Michael, Mayor Brudnicki's report stated that the biggest obstacle Panama City was facing was the displacement of 10,000 residents, and at least 30% to 40% of homes were destroyed and need to be demolished. There were no alternative structures in tact that could be converted into housing for residents including churches, community centers, and other buildings. Panama City had not received any information from FEMA about options available to them for temporary housing.

The coalition will close out the year with a signed letter to Senate President Mitch McConnell and Speaker of the House Paul Ryan to call their attention to the ongoing crisis in Puerto Rico, where FEMA has denied thousands of home owner's federal help they are entitled to receive. FEMA has wrongly denied property repair and replacement assistance to qualified homeowners, has refused to notify individual applicants of the Agency's error, or to clarify the process it will use to review resubmitted benefit applications going forward.

### HelpNOLANow

In August, GNOHA consolidated its efforts to create a portal or access point for people with housing needs under the HelpNOLANow banner. When launched, the portal will be a one stop for people who are seeking housing, including LAhousingsearch.org, Own the Crescent, and resources from the Non-profit Rebuilder's Roundtable.

### ConnectNOLA

In 2018, GNOHA and HousingNOLA participated in ConnectNOLA, an initiative focused on bringing non-profit service organizations together to help one another achieve their respective goals. In August, GNOHA staff attended the ConnectNOLA Homelessness and Health Eco-Lunch hosted by Gulf Coast Bank and Trust, and hosted the Housing Eco-Lunch in September. The Eco-Lunches convened housing organizations and those who serve populations with housing needs to network and discuss housing issues in our city. GNOHA and HousingNOLA staff also attended the Fall Gathering for all of the organizations involved on November 15 at Lakeview Christian Center.

### Own the Crescent

Another ongoing conversation was focused on re-launching the Own the Crescent website, as a way to advertise affordable homeownership opportunities and encourage prospective homebuyers buyers to seek out homebuyer education. In September and October, a focus group of affordable housing developers, representatives from FANO and NORA and GNOHA staff met to give feedback on how to make this resource impactful and feasible, in spite of the current housing market and limited subsidies for low-income buyers. The committee decided to launch the website, which will provide a breadth of resources on homebuyer education, buyer assistance and mortgage options and affordable homeownership opportunities for low-moderate income buyers in Orleans Parish. At the end of the year, the Homeownership Committee reviewed the budget for the website, which is due to be launched in the summer of 2019.

### LA Housing Search

In 2018, HousingNOLA worked 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 began 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 use the data to advocate in the next QAP that government subsidized housing be required to list on LAHousingSearch.org in order to make affordable housing opportunities more accessible to tenants.

### Metro New Orleans Regional Updates

GNOHA's efforts often focus on New Orleans, but as a regional housing alliance, GNOHA must support housing activities across seven parishes.

### Jefferson Parish

The Jefferson Parish Housing Authority voted to award Nan McKay & Associates a contract to run their voucher program in August. Originally, HUD had issues with the contract but eventually

allowed the execution of the contract and JPHA's revised contracting policy. There are still some legal concerns around the agency's procurement process, which has led to frustration in many Board meetings.

#### St. Bernard Parish

GNOHA/Housing NOLA Staff have been following activities of the St. Bernard Housing Authority throughout the year and met with leadership of the St. Bernard Housing Authority to discuss housing initiatives for the Greater New Orleans region in 2019.

#### Plaquemines Parish

GNOHA has met with representatives from community leaders and developers in Plaquemines Parish to discuss the challenges the community has had in developing affordable housing. We hope to fully integrate the CDCs and civic leaders in 2019 and foster robust discussion of their housing issues. 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 NYBMI issues.

#### St. Charles Parish

GNOHA staff have been following activities of the St. Charles Housing Authority throughout the year. The St. Charles Parish Housing Authority has voted to approve and fund the Rental Assistance Demonstration (RAD) program, which is a tool that allows local housing authorities to leverage public and private resources to reinvest in public housing stock. Meanwhile, the housing authority continues to provide rental assistance to clients through the Housing Choice Voucher Program. In this scenario, tenants should maintain the same basic rights terms of their rent and contract, but they no longer reside in a Housing Authority property. St. Charles Parish Housing Authority also approved a Low Rent and HCV Utility Allowance study, to reduce cost burden of renters caused by utilities.

#### St. John the Baptist Parish

In 2018, St. John the Baptist housing Authority named a new executive director, Trina Henderson. In the upcoming year, GNOHA will continue to build partnerships with St. John's as part of the Housing LOUISIANA Housing Alliance Network.

#### St. James Parish

In July 2018, officials in St. James Parish met to discuss the proposal of a \$9 billion chemical plant, owned by Taiwanese chemical giant Formosa Petrochemical Corp., being built in the parish. The plant was the focus of much controversy due to its potentially harmful environmental effects on the area, and the possibility that it could displace hundreds of people in the nearby predominately black and historic towns. GNOHA continued to stay abreast of the development of the plant, serving as a watchdog and monitoring the process. In late 2018, Governor Edwards announced the project would start in 2019, with predictions of completion by the end of 2021. In 2019, GNOHA will continue to communicate with officials and report out on the development of the plant.

#### **Public Policy Committee/Working Group**

The Public Policy Committee started the year preparing for the 2018 Legislative Session and setting the chronology of the HousingNOLA action items under its purview. The committee also introduced subcommittees and working groups that will be assisting and reporting on other action items, such as the Energy Efficiency for All (EEFA) Coalition, Short-Term Rental, and Minority Populations with

Language Access Barriers, Data Working Group, Community Review Team, Title Clearing, and Construction Cost Containment.

The Committee continued to participate in City Council hearings pertaining to the City of New Orleans' Master Plan, with the process starting in 2016. GNOHA and HousingNOLA proposed amendments advocated for increased density along high frequency transit areas, such as Canal Street, to allow for more equitable transit oriented development. The Council voted and adopted the City's Master Plan on February 22<sup>nd</sup> along with modified HousingNOLA amendments – increasing density along Canal Street only and up to Jeff Davis from the river. Once the Master Plan was adopted, amendments could then be made to the City's Comprehensive Zoning Ordinance (CZO). The process for CZO amendments were presented to the committee by Alex Miller, of Asakura Robinson, which will help the committee plan and strategize for future. The Council voted on the Master Plan at their February 22<sup>nd</sup> regular meeting. HousingNOLA proposed amendments were approved by the Council unanimously, however with modifications. The CPC released the finalized Master Plan in June 2018.

Public Policy met in April and May to discuss GNOHA's legislative priorities. GNOHA top bill priority for the 2018 Legislative Session was SB 462, which was a Smart Housing Mix preemption bill. All of the bills that were GNOHA priorities and their current status can be seen on the [bill tracker](#). Additionally, the Committee also planned and discussed the city's new administration and other organizational changes that could impact work. The Cantrell Administration released [Forward Together New Orleans Transition Plan](#).

In the Fall, the Committee provided HousingNOLA action item updates and new items suggested by the Leadership Board, such as parking requirements and utilizing tiny homes and accessory dwelling units to help address New Orleans' affordable housing crisis. Additionally, the Committee briefly discussed the implementation of HANO's Smoke Free Policy, as it only impacted public housing residents in signature communities. The Public Policy Committee met on September 14<sup>th</sup> to discuss the 2018 HousingNOLA Report Card and where we stand on our 2018 HousingNOLA Action Items. Public Policy reviewed the 2019 HousingNOLA Action Items that falls under its purview along the expected completion. Public Policy will be sending letters to all public agencies that are related and support HousingNOLA's work in 2019.

GNOHA and HousingNOLA also submitted comments related to various agency, administration, and organizational policy changes with recommendations along with Call to Actions (CTA's) seeking additional support, [such as](#):

- National Flood Insurance Program – January
- CNO Master Plan Amendments – February
- HANO's PBV Waitlist – February
- LHC's Qualified Allocation Plan - April
- Complete the Streets – April
- Lead Safe Housing for Kids Act - April
- SB 462 - April
- Public Service Commission – Energy Efficiency - May
- Louisiana Annual Action Plan - June
- City of New Orleans Consolidated Action Plan - July
- HANO PHA Plan – August
- Affirmatively Furthering Fair Housing - October
- Community Reinvestment Act –November

In December, Congressman Cedric Richmond (D-LA) introduced the [American Housing and Economic Mobility Act](#), a bill originally introduced in the Senate by United States Senator Elizabeth Warren (D-MA). The bill will reduce rent costs and provide greater access to homeownership through first-time homebuyer payment assistance.

### *Energy Efficiency for All*

The Energy Efficiency for All (EEFA) Coalition worked throughout the year on energy efficiency policy recommendations for the City of New Orleans. An EEFA site visit from our national partners, Natural Resource Defense Council (NRDC) and National Housing Trust, was held in January, where we met with Councilman Williams to get his support on our energy efficiency policy recommendations and to gauge how the Council felt about Entergy's Power Plant in New Orleans East. Early in 2018, the Coalition continued to have members speak at Council and Committee meetings in opposition to the gas power plant, which was originally proposed in 2017. The full Council voted on and approved the Gas Plant on March 8th, with Councilwoman Guidry being the only vote in opposition to the plant after hours of community members speaking in opposition to it.

A survey was sent to GNOHA developers towards the end of 2017 and asked for recommendations and suggestions for APTIM Environmental & Infrastructure, Inc., the third-party administrator of New Orleans' Energy Efficiency Program, Energy Smart. After the data was collected and organized in February, a workshop was held between APTIM and GNOHA developers to build a relationship and foster understanding. GNOHA and EEFA helped the city in March with outreach for their Downtown Energy Challenge, a challenge design to get the downtown commercial area more energy efficient. Members of the coalition also helped and participated in the Energy Benchmarking Symposium held by the city.

In April, the EEFA Coalition worked on Public Service Commission (PSC) policies, such as getting more Energy Smart-like programs across the state, and the 2018 Rental Market Study. The 2018 Rental Market Study detailed the need, and provided recommendations, for energy efficiency in New Orleans. The coalition sent letters to the PSC advocating for energy efficiency. GNOHA also had representatives attend the Network for Energy, Water, and Health in Affordable Buildings (NEWHAB) convention in Detroit in April while participating in their calls throughout March. Energy Smart released their annual report in May. The program didn't meet all of the goals set by the Council, but the overall results were still positive. The program resulted in 19,061 MWh savings, which was 95.5% of their goal, while only using 85.1% of their budget. GNOHA continued to push Entergy for a landlord portal, which could lead to appraisers valuing green infrastructure in homes and spread energy efficiency across the city. Members of the Coalition met with Erin Spears, Chief of Staff for the Council Utilities Regulatory Office (CURO) at New Orleans City Council, to see how the coalition can work more collaboratively with the CURO office.

NRDC visited in August to work with us on a strategy for the upcoming months and year and meet with Andrew Tuozzolo, Chief of Staff in the Office of Councilwoman Moreno, Chair of the Utilities committee, to discuss the rate case, fully funding CURO, and getting their support on other EEFA initiatives. The coalition began working on the Algiers rate case to ensure that it doesn't further increase utility costs for West Bank households. Coalition members also participated in the Energy Smart Residential Stakeholder Advisory Group Meeting to help with outreach and advocacy for the program in September.

Entergy Louisiana has also submitted their draft IRP for the state, which can be viewed [here](#). The Louisiana Energy Democracy held their quarterly meeting in Alexandria to address high utility bills.

The coalition will also be working closer with HousingLOUISIANA in 2019 to increase support statewide for energy efficiency programs.

In December, the New Orleans' Utility, Cable, Telecommunications, and Technology Committee approved a resolution allowing for Whole Building Data Access, introduced on June 14th, as well as a new Community Solar framework, which would allow individuals to benefit from the power and bill credits that independent solar projects produce without installing panels on their own homes. Whole building data access will allow property managers to energy benchmark their buildings more easily and may encourage energy efficiency improvements in multi-family building; reducing the energy burden for residents of New Orleans, which has the second highest energy burden in the US.

#### Homelessness/Service Providers & Professionals Association (SPPA)

In early 2018, HousingNOLA and data partners met to review and discuss UNITY of Greater New Orleans' Point in Time (PiT) count for 2017. As UNITY works to secure public housing assistance and permanent housing for the chronically homeless, the PiT count is done in the last 10 days of January to provide HUD with a snapshot, or overview, of U.S. homelessness for the year. Data was collected on various aspects of an individual's homelessness and access to permanent/transitional housing. GNOHA also reviewed the PiT data with UNITY's Director of Research, to determine how to further support their work.

One success for the initiative to end chronic homelessness was the opening of the City's new low barrier shelter. The shelter has a capacity of roughly 100 people, and has few requirements that would prevent clients from accessing shelter or wrap around services.

GNOHA also worked with UNITY's Service Providers and Professionals Association (SPPA) to further strategize how to end chronic homelessness, especially for vulnerable populations such as: persons with disabilities, victims of domestic abuse, veterans, and the elderly. One of SPAA's biggest priorities was continuing to prepare for the HUD National Continuum of Care Funding Competition, a competition for funding that can reach dozens of direct and wrap around service providers in New Orleans, thus allowing them to expand their reach. We closed out the year supporting SPAA's "Project Home for the Holidays Campaign which resulted in the sheltering of dozens of individuals and families, as well as a '100 day challenge to end youth homelessness."

GNOHA and HousingNOLA are preparing to aide UNITY with their 2019 PiT Count to develop and explore new strategies for ending chronic homelessness in the upcoming year.

#### Elderly/Age Friendly Task Force

HousingNOLA has previously worked with AARP Age-Friendly Task Force. The AARP Age-Friendly Task Force worked with Mayor-Elect Cantrell in the hopes to secure the designation of New Orleans as an "age friendly" city. Those efforts were not successful and the AARP Age-Friendly Task Force was put on hold indefinitely effective September, 2018. As a result of the lack of engagement from AARP. 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.

#### Minority Populations with Language Access Barriers

In Public Policy's effort to decrease language access barriers as they pertain to housing, the Committee reached out to the Louisiana Language Access Coalition (LLAC), Puentes, VAYLA and the Islamic Circle. LLAC Co-Chair, Daesy Behrhorst provided a presentation to the Committee on the LLAC. 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. HousingNOLA and GNOHA signed MOUs with LLAC's in August and will work with them to do an assessment on the current language access plan criteria for the city along with providing recommendations.

The Louisiana Language Access Coalition working on a letter asking the City to address language access issues around public meetings, signage, navigating essential services of business within city hall, etc., and HousingNOLA will be supporting the letter when it's finalized.

### Culture Bearers/Artist Outreach

As the city marks its tricentennial year, curator and artist Dr. Fari Nzinga staged an exhibit, *The Rent Is Too Damn High!* from April 7 until May 5. The opening and closing sessions featured mock mayoral debates with the historic figures Thomy Lafon, Rose Nicaud, Marie Laveau and Juan San Malo on how they would solve the affordable housing crisis today. HousingNOLA helped sponsor the art-based festival event which also featured an exhibition and catalogue publication that celebrates the New Orleans tricentennial. It was designed to create a platform for the African American citizens of New Orleans "to use art, history and culture to make meaning of the city's tricentennial legacy, and, ultimately, to shape it."

### Short Term Rental (Ad hoc)

In 2018, GNOHA continued to advocate for making changes to existing Short Term Rental regulations which resulted in the new council approving a temporary ban for STR owners/operators in non-commercial areas in May. The Interim Zoning District prohibits those who do not have homestead exemptions to renew or apply for a license while the City Planning Commission conducts study and makes recommendations for the City Council to implement or no longer than nine months. In April, GNOHA member, Jane Place Neighborhood Sustainability Initiative, released their report on short term rentals: *Short-Term Rentals, Long-Term Impacts: The Corrosion of Housing Access and Affordability in New Orleans*.

After the CPC Short Term Rental study was released in September and GNOHA issued a statement that recommended the following : Regulations Should Be Uniform and Simple, Delete Illegal listings and enforce the restriction of Listings without Permits, Do not allow homes that were deemed blighted to be renovated for the purpose of becoming commercial STR's, Clarify definition for "present" in accessory units, Raise the per/night fee to at least \$8.00, and match the 25% CAP allowed for STR's with a 25% requirement for Affordable Housing.

In October, the City Planning Commission released recommendations to revitalize Canal Street and it includes policy that runs counter to the overall CPC recommendations issued in September. The Canal Street Study recommended allowing STRs to be allowed to propagate without restriction on Canal Street between Rampart and the River in a strategy designed to only revitalize long blighted area without any attempt to create affordable housing. GNOHA met with the City Planning Commission prior to the study being released and testified that the public hearing that that the proposed renovation projects are more beneficial to the community if those buildings also include affordable housing especially as the businesses being created would be retail, tourism or hospitality and pay low wages.

The year ended with a new Short Term Rental proposal and motion would direct the CPC to incorporate several recommendations from the 2018 STR study into the Comprehensive Zoning Ordinance (CZO). The most notable details of the proposal require STR permit holders to have a homestead exemption and be on site, and requires limits the number of STR's in large commercial

units to 30%, with a 1 to 1 match for affordable housing. GNOHA members support this proposal and have met to develop a campaigning strategy going forward. The next STR hearing is scheduled for January 10th and GNOHA members plan to present at the 4 opportunities for public comment during this process.

#### *Title Clearing Initiative (Ad hoc)*

Although this committee was relatively dormant in 2018, HousingNOLA was a part of several blight-related activities. The Public Policy Committee partnered with the organization BlightsOut to find policy solutions to current blight issues and discussed these policy initiatives throughout the year. Committee members began to review and research the entire blight, demolition, and tax certificate process, and researched previous failed attempts at blight reduction programs. Furthermore, the committee started to update the Blight Resource Guide (which was published in 2014) and initiated conversation with Councilmember Jason William's office to involve city government in these conversations. HousingNOLA also monitored the City Planning Commission's progress on finalizing the Master Plan and CZO amendment process in relation to blight and title clearing. This committee group has reconfigured as the Title Clearing Initiative Committee and will meet at the beginning of 2019.

## **HousingNOLA Action Plan Updates**

### Leadership Board

In the beginning of the year, the Leadership Board hosted the New Orleans leg of the statewide Listening Tour. Leadership board members helped set the Put Housing First legislative priorities for the year. One Leadership Board meeting featured a Market Value Analysis (MVA) presentation from the New Orleans Redevelopment Authority (NORA). The presentation enabled the Leadership Board to become better versed in how the real estate market operates in New Orleans and provided context for how the MVA would be integrated into the Report Card and the Community Development Finance Plan.

The Leadership Board reviewed and discussed the 2018 HousingNOLA report card and reviewed successes, losses, and next steps prior to the report card release. The September Leadership Board meeting served as the release event for the annual report card. This year's release event took place Carver Theatre on September 20th, where HousingNOLA Received a D on the report card due to a loss of housing vouchers and other housing and economic challenges that arose. Press release information about the report card can be found [here](#) and [here](#). To close out the year, leadership board members reviewed the Community Development Finance Plan findings, 2019 policy priorities, the Put Housing First March and campaign, the Smart Housing Mix and the related City Planning Commission hearing on November 13th. This board also held a Pet Friendly Housing presentation and plans to oversee pet friendly housing efforts in the coming year.

### Assessor's Working Group

The Assessor's working group met with Assessor Williams twice this year to discuss tax policy to protect homeowners in gentrifying neighborhoods, who are threatened by property tax increases in assessed values. Throughout the year, the group monitored bills that offer tax relief options to fixed income or cost-burdened homeowners. We supported Sen. JP Morrell's Property Tax Bill No. 238, which was passed by the Louisiana Legislature in the Spring. This measure is designed to relieve the burden of paying property taxes upfront on a home that has appraised at more than 35% since the previous assessment period. For owners who have seen such dramatic spikes in the value on their home, this policy allows a phase in of homeowner's tax bills over 4 years, rather than requiring them to pay in full, the year the bill is issued. In contrast to tax relief policies that have been implemented

in other cities to stave off cost burden for owners in gentrifying neighborhoods, such as Philadelphia and D.C., this bill does not reduce the total amount owed.

In October, a focus group of the Assessor's Working group members met with Assessor Williams to discuss challenges that developers have faced in the assessment and the auditing process, including assessment of nonprofit homes and the auditing process for developers receiving Low Income Housing Tax Credits. The focus group also made a request that the Assessor's Office create a formalized process for assessing community land trusts, wherein the land is owned by a nonprofit and the structure is owned by the buyer. The focus group asked Assessor Williams to make the following commitments by the end of the new year: 1) ensure the land and structure are taxed separately, and provide a memo to lenders to ensure this can be reflected in the mortgages of homebuyers, 2) confirm that land trusts managed by nonprofits receive the a tax exemption and finally 3) create a memo or white page explaining this process for Community Land Trusts to share with their buyers.

The Assessor's Working Group also continued to highlight solutions to some issues experienced by LMI and fixed income homeowners. Some solutions offered included outreach and policy reform on our existing tax freeze programs that would make the age and disability freeze more accessible and widely utilized. GNOHA hopes to work with the Assessor's Office to identify sponsors for this legislation in the New Year. The Assessor attended a meeting in December with members of the Homeownership Committee, Nonprofit Rebuilders Roundtable and Homebuyer Educators Collaborative to discuss these challenges. In the New Year, the Assessor will meet with developers to provide guidance on the LIHTC tax assessment process.

#### *Health Homes Initiative (Rental Registry/Dampness/Mold)*

HousingNOLA is continuing efforts to get the Rental Registry back on the City Council agenda and to further develop a work plan with the help of a national group, the Green and Healthy Homes Initiative, and our EEFA partners at the National Resources Defense Council. Under the plan, we would partner with a local hospital system to pilot a preventive housing and health outcomes program. Early in 2018, HousingNOLA partnered with the Louisiana Public Health Institute and Ochsner Hospital Primary Care leaders to better strategize around said work plan. HousingNOLA began to seek funding to pilot the program, once the partners and strategies are in alignment, with support from healthcare partners. HousingNOLA submitted a Letter of Interest for a planning grant from the Kresge Foundation's Advancing Health Equity through Housing funding opportunity to further the initiative.

HousingNOLA started working with American Heart Association's Health Equity Social Determinants of Health (SDOH) Task Force, which focuses on the social determinants of health like education and healthcare, in Spring 2018. HousingNOLA helped with outreach and staff for their #HealthyHearts and Stroke Free Lives event on May 23rd. The Taskforce reconvened in August after taking a break for the summer to look back and plan for the rest of 2018 and 2019 with quarterly meetings.

HousingNOLA began working with the Louisiana Healthy Homes and Childhood Lead Poisoning Prevention Program (LHHCLPPP) in March. 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 received a grant from HUD to fully fund some of their lead abatement programs. They are seeking homeowners, Section 8 landlords, and other residential property owners that are interested in participating in their grant program. HousingNOLA also worked with LHHCLPP on outreach for various initiatives in June for Healthy Homes Month. HousingNOLA met with New

Orleans Health Department in November to discuss the Healthy Homes Ordinance and gauge how it could be moved forward.

#### Lenders Roundtable/OneTable/CDFI Lending Fund

HousingNOLA launched the Lender's Roundtable in 2017 to outline the structure and compile data that would project the housing development funding gap. The Lenders Roundtable began seeking investment opportunities for projects that currently have some public investment but lack the private capital necessary to complete the units, and the Roundtable originally applied for JP Morgan & Chase PRO Neighborhoods grant in 2017.

Michael Swack, a national expert in community finance solutions, interviewed developers and other allied partners to craft a well-rounded view of the lending situation we face in New Orleans. The Lenders Roundtable held a meeting and strategy session in March regarding the PRO Neighborhoods grant, where roles and responsibilities of partners involved in the grant were delegated. HousingNOLA submitted their application for the PRO Neighborhoods grant in April.

On July 26th and August 21st, the Roundtable hosted Community Development Finance Summits regarding the community development finance plan. The meetings brought together 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.

On October 9th, JP Morgan & Chase announced that HousingNOLA would be awarded \$1.1 million as seed money through the PRO Neighborhoods grant to start the implementation of the Community Development Finance plan in 2019 for the Claiborne Corridor to support development within the Cultural Innovation District.

HousingNOLA released the Community Development Finance Plan (CDFP), a plan that will quantify the financial cost to provide the housing opportunities outlined in the HousingNOLA 10 Year Strategy and Implementation Plan on November 5th. Members of the roundtable also participated in a CRA Peer Group Session with the Louisiana Banker's Association in an effort to get additional funding for the plan and affordable housing in New Orleans.

#### ReEntry Housing Consortium

In 2018, HousingNOLA ReEntry Housing Consortium, which serves as the housing subcommittee of the New Orleans taskforce, met to discuss the ongoing challenges to developing a housing network for the men and women returning to New Orleans. In the months following, HousingNOLA meetings were convened to discuss who would be a part of the ReEntry Housing network. The development and finalization of shared operating standards, as well as distributing MOU's to network partners, helped to ensure shared operating standards would be implemented efficiently. It was determined that the network has the capacity to house around 300 formerly incarcerated persons upon release, and any funds acquired by the network would primarily go towards operating and repair costs. To further the work, the ReEntry Housing Consortium was divided into three smaller committees: an Operator's committee, a Developer's Committee, and a Grant writing committee to increase the functionality of the network and to make sure that all aspects of the collaborative are working cohesively. As the New Year approaches, the New Orleans ReEntry Taskforce, Triage Team, and the HousingNOLA ReEntry Housing Consortium will continue to work in tandem to provide a wide range of services and strengthen the housing network.

Simultaneously throughout the year, HousingNOLA participated in meetings with the larger New Orleans ReEntry taskforce, a subcommittee of the Criminal Justice Coordinating Council to discuss the requirements for the upcoming RFP, and how it can impact all the other committees in the taskforce. The N.O. Reentry task force consists of members that provide legal services, workforce development, education, corrections, women’s issues, first responders, and housing. Later in the year, there was a Southern 4 Parishes Reentry Leadership Meeting to assess the Louisiana Prisoner ReEntry Initiative. The overarching goal of the La-PRI initiative is to cut the recidivism rate by 50% for higher risk returning prisoners, beginning with the parishes that contribute the highest number of prisoners to the system. The meeting consisted of the Reentry Task Forces from East Baton Rouge Parish, St. Tammany Parish, Cadeaux Parish, and Orleans/Jefferson Parish. The Triage team, a subcommittee of the New Orleans Reentry Task force, met in October to discuss improvements to data sharing methods, including a transition from paper documents to digital forms for triaging, and an update on service providers’ eligibility requirements for clients. Later in the year, the New Orleans taskforce was eventually awarded \$447,000 after they, along with the New Orleans Triage team, demonstrated much success directing much needed resources to the population and lowering overall recidivism rates in Orleans Parish since the first round of releases in November 2017.

#### Workforce Housing Council

The Workforce Housing Council is working on and supporting potential policies that will heavily impact the New Orleans Workforce, such as Smart Housing Mix, Short-Term Rentals, and the Comprehensive Zoning Ordinance.

The Workforce Housing Council reviewed and approved a 2018 action plan in January to prepare for the rest of the year. The Council began to build relationships between advocates and businesses to work on outreach to make businesses more aware of the housing needs of their employees by increasing membership.

The Workforce Housing Council began supporting work in energy efficiency as another means of easing the cost-burdened workforce. The implementation of the Smart Housing Mix and how it would be beneficial to both businesses and workers was relay to the different businesses to get their support on fighting the pre-emption bill and motion in City Council.

HousingNOLA has also worked with 2 Oaks Apartments and RTA to roll out their equitable transit oriented development survey, aimed at supporting residents in New Orleans East. HousingNOLA and the Workforce Housing Council have supporting work by Bike Easy, around their Connect the Crescent project to install a series of biking, walking, and transit renovations to show how our streets can be made to work for every resident of New Orleans.

#### Smart Housing Mix Tiger Team (Ad hoc)

The Tiger Team learned of Senate Bill 462, a bill to preempt the possibility of mandatory inclusionary zoning by changing the wording from “inclusionary zoning” to “voluntary economic incentive policies” at the start of the Legislative Session. The New Orleans City Council passed a resolution in opposition to SB 462, and HousingNOLA and partners presented at the Senate and House Committee hearings on SB 462 to speak in opposition to the bill as well as sent out Calls to Action. ActLocal and Grounded Solutions helped efforts, as well as the Legislative Black Caucus. The bill went through the full Senate and House. SB 462 was enrolled and signed by the President of Senate on May 15<sup>th</sup>; however, GNOHA/HousingNOLA and allies continued advocacy against the bill eventually led to Governor John Bel Edwards vetoing the bill.

In February, the City Council voted to remove the affordable housing requirement in the Riverfront Overlay, which mirrored the salient details of the Smart Housing Mix and would have required affordable housing in exchange for increased density and height. GNOHA unsuccessfully lobbied Mayor Landrieu to veto the measure, but he refused citing the fact that the motion passed unanimously.

In July, the Smart Housing Mix Tiger Team began work on the smart housing ordinance and text amendments after the veto. HousingNOLA sent out a Call to Action, as the Council was planning to hear the motion regarding the text amendments at July 26<sup>th</sup> meeting, but they are waiting for the feasibility analysis, which began in late November, before moving it forward. It was moved to the Community Development Committee on August 7<sup>th</sup>. The Smart Housing Mix motion was unanimously approved by the City Council Community Development Committee and City Council in early August.

During the Community Development meeting the motion was amended to include the incentive study and at the City Council meeting it was further amended by Councilwoman Gisleson-Palmer to remove the number of units allowing for increase percentage.

The City Planning Commission (CPC) staff released their [report](#) on text amendments to the Comprehensive Zoning Ordinance as they pertain to the Smart Housing Mix in November. City Planning Commissioners approved the motion with modifications, with only one option on the table mandating inclusionary zoning. GNOHA will continue to advocate and educate around the Smart Housing Mix in addition to having a media campaign in 2019.

#### Spirit of Charity Innovation District (Ad hoc)

In February 2018, Urban Land Institute (ULI) released a [report](#) commissioned by the LSU Real Estate and Facilities Foundation to find an adaptive reuse for the Charity Hospital building. Greater New Orleans Foundation had been invited to lead a Strategic Planning Process for the Spirit of Charity Innovation District in 2017 and the foundation began working with public officials, civic leaders, stakeholders, and local experts, including GNOHA members and HousingNOLA partners, to outline a comprehensive strategy that is intended to create job growth, and equitable and inclusive development in the neighborhood surrounding the former Charity Hospital. This planning process was supported by George Washington University Center for Real Estate and Urban Analysis; The Data Center; JD Russell Consulting, LLC; and, DesignJones, LLC.

#### Spirit of Charity Housing Subcommittee Top Priorities:

1. Timeline and transparency which seems to prohibit continued involvement beyond initial process
2. Equitable and impactful housing projects that meets the needs of the average New Orleanian
3. SCID serving as a catalytic project and providing potential funding for projects in adjacent communities
4. Identifying and securing investments that will support the development of the full district and not just the Charity building

HousingNOLA Executive Director Andreanecia Morris was selected along with GNOHA member Julius Kimbrough of Crescent City Community Land Trust to co-chair the Housing

Subcommittee of the Spirit of Charity Innovation District (SCID) Steering Committee. GNOHA hosted three Housing Subcommittee meetings, including presenting the issue at the August monthly membership meeting, to craft housing recommendations aligned with the District needs and opportunities.

Spirit of Charity Housing Subcommittee Top Recommendations:

1. Explicitly define the concept of the “Spirit of Charity Innovation District” and codify the fact the district will model the aspirational goals of a just and equitable city.
2. Affordable housing should be 50% of all residential housing within district under three categories:
  - a. H-1 Transitional Housing & Supportive Services – To provide permanently affordable emergency shelter and services for special needs populations (formerly incarcerated, homeless individuals and families, mentally ill, etc.) and to encourage the development of additional private sector “single room occupied” buildings and services.
  - b. H-2 Low Income Attached Housing – To provide permanently affordable housing for extremely low income (49% or below of Area Median Income for the New Orleans Metropolitan Statistical Area) rental households, either using tax subsidies to private developers/operators or directly develop/operate by the municipality.
  - c. H-3 Market Rate Attached Housing – To encourage the private sector to develop permanently affordable housing for the average New Orleanian (50 - 80% of AMI), in the form of attached housing for middle income or upper income households near or in the place. This housing could be either rental or for-sale
3. Community amenities and other resources found in high opportunity neighborhoods (schools, grocery stores, laundry services, etc.)
4. District management entity should secure the services of professional advisors who will review and determine the reasonableness of the primary project and full district development

Morris and Kimbrough presented the Housing Subcommittee memo and strategy recommendations to the full Spirit of Charity Innovation District Steering Committee at the end of August and they were included in the final [report](#) in September. The housing recommendations includes addressing Homelessness/Transitional Housing by transitioning a portion of the homeless from the streets and eliminate the informal settlements; and, building affordable housing by setting housing supply targets by income bracket based on who works in the District leading to a vision for a District where jobs and housing are in balance.

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**

In 2018, the Community Review Team reviewed the 2018 action items at the beginning of the year and a second time in preparation for the HousingNOLA Report Card release in September. They reviewed what items have been completed and what items they will need to continue in the upcoming year, such as parking waivers, tiny homes, manufactured housing, accessory dwelling units, public land inventory, and revisions to existing items around language access.

As tiny homes have become more prominent as an affordable housing solution, Review Team members wanted to further explore this option in New Orleans. Based on members' request, The Review Team created a subcommittee called "The Tiny House and Manufactured Housing Committee". Builders, housing advocates, and community leaders were interested in starting this committee in order to research and make recommendations for the wider Community Review Team to consider. These recommendations have been included in the HousingNOLA Report Card.

In April, the American Planning Association (APA), the New Orleans Planning Commission, and HousingNOLA (via the Community Review Team) worked with area stakeholders, civic groups, and others to organize a workshop that focused on specific issues and goals related to preserving community identity and increasing affordable housing. The 2018 Community Planning Workshop — held in conjunction with the 2018 National Planning Conference — focused on the Claiborne Avenue corridor, which covers the entire width of New Orleans and has citywide and regional importance. The workshop focused on the topics of tiny houses and accessory dwelling units and parking in the context of finding solutions to the affordable housing crisis in the city. Twenty visiting planners from around the country — along with neighborhood residents, developers, business owners, government officials, and other local stakeholders — all brought a variety of perspectives to the day's conversations.

The Review Team examined the how issues of safety play out in conversations around affordable housing. Last year, HousingNOLA agreed to support Baptist Community Ministry in its "Public Safety and Community Survey". This year, the Community Review Team participated in a research study conducted by a Tulane professor, Dr. Samantha Francois, regarding public safety and what fosters feelings of safety in various communities.

Toward the end of 2018, The Community Review Team was heavily involved in the planning of the #PutHousingFirst March. Review team members, along with a select planning committee, decided the date of the march, the route, and other logistics related to the march and the proceeding press event. The review team closed out the year by reviewing 2018 policy wins, discussing 2019 plans around the Smart Housing Mix, the neighborhood housing plans, and other events on the Editorial Calendar.

### **Community Engagement Working Group**

In 2018, the Community Engagement Working Group named new co-chairs: Lucas Diaz, Betty DiMarco, and Reverend Willie Calhoun. Committee members began planning the District Housing Summits, and decided that each summit should discuss the Rental Registry as part of their thematic overview. The co-chairs discussed the importance of recruiting and maintaining strong community leaders in each of the partnering neighborhoods before solidifying a neighborhood plan. In order to best recruit leaders, co-chairs will have individual conversations with each respective leader rather than try to recruit leaders as a group.

To close out the year, the committee co-chairs met to discuss plans for the 2019 year and how to begin implementing neighborhood plans in Hollygrove/Leonidas and the Lower 9th Ward. They also strategized ways to keep community leaders better informed on HousingNOLA's citywide housing plan, in an effort to uplift advocacy efforts and ensure that housing progress is made throughout the city.

### Neighborhood Housing Plans

The purpose of the Neighborhood Housing Plans is to involve neighborhoods in HousingNOLA's 10 Year Strategy and Implementation Plan. The neighborhood housing plans are meant to be a community driven process, where neighborhood residents aren't solely educated and informed about the housing crisis in their area but are empowered to act and direct change in their favor. Community input legitimizes the efforts of the 10-year plan and ensures that developers and city officials implement the plan in ways that cater to each neighborhood's distinct vision for their community. Thus far, HousingNOLA has partnered with Hollygrove, Leonidas, and the Lower 9th Ward to begin the process of developing neighborhood plans. The overarching goal is to ideally partner with several other neighborhoods in order to create their respective neighborhood plans. GNOHA engaged board members of the Old Algiers Main Street Corporation to begin the process of creating a neighborhood housing plan. They discussed the housing and community development challenges specific to this neighborhood and committed to involving neighborhood associations, developers and residents in a community planning process, seeking solutions to these challenges in early 2019. The other neighborhoods are Bunny Friend and Hoffman Triangle and yet undetermined neighborhoods in New Orleans East and a Topaz or Ruby neighborhood.

### Claiborne Corridor/7th Ward

In April, the American Planning Association (APA), the New Orleans Planning Commission, and HousingNOLA (via the Community Review Team) worked with area stakeholders, civic groups, and others to organize a workshop that focused on specific issues and goals related to preserving community identity and increasing affordable housing. The 2018 Community Planning Workshop — held in conjunction with the 2018 National Planning Conference — focused on the Claiborne Avenue corridor, which covers the entire width of New Orleans and has citywide and regional importance. The workshop focused on the topics of tiny houses and accessory dwelling units and parking in the context of finding solutions to the affordable housing crisis in the city. Twenty visiting planners from around the country — along with neighborhood residents, developers, business owners, government officials, and other local stakeholders — all brought a variety of perspectives to the day's conversations.

### Leonidas/Hollygrove Neighborhood Housing Plan

The Hollygrove/Leonidas neighborhood is in its initial stages of formulating a neighborhood plan. The Community Engagement Working Group met with partner organizations in the Carrollton area (Carrollton United & the Carrollton Riverbend Neighborhood Association) to discuss the Carrollton Neighborhood Project and related details, with a focus on the Leonidas and Hollygrove neighborhoods.

Toward the end of the year, HousingNOLA Staff met with Hollygrove's Neighborhood Housing Authority and Leonidas' Neighborhood Housing Authority separately to discuss their future partnership, which involves engaging community members and developers to discuss development priorities for their respective neighborhoods.

### Lower Ninth Ward/RU/DAT

In 2018, community members from the Lower Ninth Ward opted to enlist the help of the Regional and Urban Design Assistance Team, a public service of the American Institute of Architects, in an effort to develop a Community-driven plan that would focus on improving

Culture, Economic Development, Green Infrastructure, and Housing. After the RU/DAT (Regional and Urban Assistance Team) Report was released on August 15th, the RU/DAT Steering Committee branched off into four tables: Culture, Economic Development, Green Infrastructure, and Housing. The housing findings reflect the Lower Ninth Ward's demographic changes post-Katrina (population size, homeownership rate, income, race, etc.) The report also notes the amount of available property controlled by NORA, HANO, and other public agencies, a need/demand for homes, and existing local and federal programs to fund housing renovation and replacement, giving participants a firm foundation in the problems and opportunities. Following that process, the Housing Table was convened for the purpose of:

- Continuing community engagement;
- Analyzing the R/UDAT report and determining which ways to move forward; and
- Developing a community-based decision-making and organizing structure to implement tactics/tools outlined in the R/UDAT report

The Housing Table has begun identifying short and long term goals, barriers, and action items for improving the state of housing in the Lower Ninth Ward. On November 1st, the group, announced that they will develop a neighborhood housing plan. The Lower Ninth Ward Housing Table, met for the last time in 2018 on December 15th to discuss mission, visions, and tactics outlines in the report that could be categorized as groundwork, community organizing, and policy and government. Meetings will resume in January 2019 and HousingNOLA will continue to support the group's efforts.

#### Algiers

GNOHA engaged board members of the Old Algiers Main Street Corporation to begin the process of creating a neighborhood housing plan. They discussed the housing and community development challenges specific to this neighborhood and committed to involving neighborhood associations, developers and residents in a community planning process, seeking solutions to these challenges in early 2019.

#### Hoffman Triangle

The Hoffman Triangle working group will begin convening in 2019. GNOHA member, Neighborhood Development Foundation has already invested in the area to restore homeownership and re-establish a healthy community in the midst of urban blight. Neighborhood Development Foundation expects to develop the community, block-by-block, over the next few years. The working group will inform further improvements to the Hoffman Triangle neighborhood in 2019.

#### Data Working Group

The Data Working Group started the year by researching new data sets and deciding to add stats on homelessness and Short-Term Rental permits for the 2018 Report Card. The working group produced the [2018 Semi-Annual Data Report](#) production report and integrated the HousingNOLA typology with New Orleans Redevelopment Authority (NORA's) Market Value Analysis. HousingNOLA's summer fellows worked with data partners to refine the projected housing demand in the *10 Year Strategy and Implementation Plan* for the Community Development Finance Plan. The Data Working Group will be providing even more detail on the Demand Model in 2019 and determining if a revision is necessary.

During summer of 2018, HousingNOLA interns researched and created language around the Pearl Neighborhood typology. In addition, as part of a partnership with UNO Planning and Urban Studies, these summer fellows combined 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.

The Data Working Group reviewed and finalized 2018 report card data and brainstormed ways to make the semi-annual report more impactful, in order to highlight gains or losses in affordable housing and capture necessary public attention. This group refined data regarding the Community Development Finance Plan and changed HousingNOLA's housing projection date, so that projections could align with the Opportunity Zone date (2026). Furthermore, they also began implementing the MVA Analysis into the Report Card and Community Development Finance Plan. The Data Working Group discussed strategies to streamline collecting data for the HousingNOLA report card moving forward, and partnered with an outside data consultant to further organize their housing data. In their final meeting, the Data Working Group deliberated on best practices for data collection for the 2019 report card, updating the demand model and production goals, cost estimates, and other neighborhood boundaries and projects. The Data Working Group plans to meet monthly in the coming year.

#### *LGBTQ & People Living with HIV/AIDS*

Since last year, HousingNOLA supported organizations like Crescent City Sanctuary who are working with members of the LGBTQ+ Community who are homeless and agreed to do outreach and collect data on the housing needs of the LGBTQ community members who are housing insecure. In 2018, the group collaboratively planned a festival and outreach event for housing insecure LGBTQ identifying people, but activities stalled. In the latter part of 2018, HousingNOLA merged its LGBTQ and People Living with AIDs special needs populations into the LGBTQ Task Force which has met monthly to refine policy goals and create a working group to address harassment, discrimination and displacement in the shelter system and housing market.

#### *People with Disabilities*

In 2018, the initiative joined National Disabilities Institute (NDI) New Orleans working group. In the beginning of the year, the working group created a resource map for the New Orleans region to assist people with disabilities. The Initiative also worked with the Advocacy Center of Louisiana and their new policy team to tackle a range of housing issues for people with disabilities in 2018, including the formerly incarcerated with disabilities being released by Governor Edwards throughout the year. In 2018, HousingNOLA also worked with UNITY of Greater New Orleans on ending chronic homelessness among disabled individuals.

The group did not meet in the last quarter of the year, 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.

#### *Assisted Outreach Treatment (Substance Abuse and Mental Disabilities)*

Throughout 2018, GNOHA worked with the New Orleans Assisted Outpatient Treatment work (AOT) group to participate in discussions that help reform federal policies to better serve the mentally ill, and to work on a local level to help create innovative solutions to fill the gaps in the mental healthcare system. The response was the launch of a new pilot program, a specialty court backed by Judge Kern Reese, designed to keep those with mental illnesses from suffering on the streets of the city, and with strong attention to keeping them out of incarceration due to issues caused by mental/behavioral health problems. With a team to ensure that clients are getting the treatment that they need, it is the first of its kind in Louisiana. In May of 2019, with \$100K allocated from the city, the pilot program will become a full fledge court.

The State Department for Health and Hospitals also began discussions with HousingNOLA/GNOHA around the Permanent Supportive Housing program. There has been concern among members of the development community that the program does not consistently provide support to hard to house individuals in order to help them sustain their housing. Initially conversations will result in extensive conversations and policy recommendations in 2019.

#### Opportunity Youth

The Opportunity Youth working group reconvened in the latter part of 2018, with new committee chairs: Joy Bruce from CASA New Orleans and Melissa Sawyer from the Youth Empowerment Project. The group is comprised of OPSB Staff and School Board members, foster youth and & child advocates and several members of the New Orleans Children and Youth Planning Board. They met regularly throughout the fall to discuss improved methods of collecting data on youth aging out of foster care and housing insecure youth in the school system. The group will also develop recommendations to increase funding and extend programs for youth over the age of 18 who were in foster care, building on Sen. Regina Barrow's SCR 10 and Sen. Ryan Gatti's Senate Bill 129 (Act 649), which requested that DCFS expand programs for this age group and extended the maximum age foster care from 18 to 21 respectively in Spring 2018.

#### Domestic Violence Victims

HousingNOLA relaunched this initiative in 2018. No significant progress was made with this initiative in 2018, 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.

#### Veterans

HousingNOLA is hoping to identify partners to lead efforts around Veterans Housing. While some GNOHA members have created housing opportunities specifically for Veterans, there isn't a central source for connecting builders and developers.

#### Golden Pearl Neighborhood Typology Project (Ad hoc)

The Pearl Neighborhood typology will serve as an ideal benchmark and, alongside existing typologies, will be used to inform housing policy decisions and allocate funds for rental and homeownership programs. Although a perfect neighborhood isn't a reality as not all neighborhoods will perfectly fit every aspect of the residents' unique needs, HousingNOLA recognizes that there are components common to all great neighborhoods. The gemstone neighborhood typologies offers each neighborhood a framework for how to implement their housing solutions based on their unique needs. The analysis for the Pearl Typology will be conducted by class at the University of New Orleans for the Spring 2019 semester.

## **Put Housing First (Outreach & Advocacy)**

In 2018, GNOHA also participated in state-level and federal-level advocacy, communicating with representatives regarding Louisiana's regional housing legislative priorities and GNOHA's stance on legislative bills that are proposed. GNOHA has worked with Power Coalition partners throughout the year on building statewide capacity around housing and other interrelated economic injustices such as wage inequality, and voter suppression and re-enfranchisement. In April, GNOHA members and staff participated in the National Community Reinvestment Coalition's Hill Day to speak with the staff of Senators Kennedy and Cassidy about our #PutHousingFirst campaign and the housing priorities as identified through the 2018 Statewide Housing Listening Tour. Another advocacy highlight of 2018 to be mentioned is that as a direct result from the Put Housing First Candidate Report Card, Congressmen

Cedric Richmond asked GNOHA and HousingNOLA for assistance in promoting his version of the American Housing and Economic Mobility Act introduced in the House by Cedric Richmond in December. As proposed, this bill would be the largest investment in housing on a national level since the GI Bill, and GNOHA expects this bill to spark national-level conversations about housing in the upcoming year.

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

Throughout the year, GNOHA also advocated around Entergy Gas Plant investigation and Short-Term Rental study / new STR regulations. GNOHA continually offered itself throughout the year as a resource to the Council on both matters as they pertain to housing insecurity in the Greater New Orleans area. GNOHA met with each and every council office on multiple occasions from May through December to discuss legislative topics as well as community planning. GNOHA advocated for the following top priorities for City Council to accomplish in 2018:

- 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.

### Canvassing/Pledge Cards/GOTV

The year closed with almost 4,000 Put Housing First pledgers obtained through a variety of outreach activities including but not limited to: our Put Housing First March & Rally, a panel discussion at the Mayor's 2018 Neighborhood Summit, and presentations at local colleges, such as Tulane University, about the impacts of a 'Smart Housing Mix Ordinance' on housing in New Orleans. In September, HousingNOLA partnered with 504ward volunteers for a neighborhood canvassing event to recruit pledgers and inform Midcity neighbors about the upcoming march and future advocacy efforts. GNOHA participated in outreach opportunities like the Dillard University '12<sup>th</sup> Annual Housing, Health, and Community Resources fair that took place in October, which also resulted in more pledgers. As the New Year approaches, GNOHA will focus attention on creating a separate website for Put Housing First where pledgers and supporters can go to find information on current issues as well as sign up to be involved. We will continue with community outreach while leveraging our registered voter base to influence public opinion and vote for policies that will help to achieve a fair, healthy, affordable New Orleans housing market.

### Candidate Report Cards

In 2018, GNOHA implemented the Put Housing First Candidate Scorecard for the State Representative District 93 race along with participation in the Power Coalition Special Election Forum in partnership with Step Up Louisiana and VOTE, in which Put Housing First questions were answered by State Representative candidates. With the support of the Crescent City Community Land Trust, the scorecard

results were advertised on multiple platforms, including radio, television, and social media. GNOHA also implemented the Put Housing First scorecard for the November municipal elections for Civil District Court, Clerk of Court, and Congressional District races as well as constitutional amendments that impact housing or quality of life. The outcomes were as follows:

State Representative District 93  
 Royce Duplessis, Grade 91% A (elected)  
 Eldon Delloyd "El" Anderson, Grade 82% B  
 Dan Faust, Grade 70% C  
 \*Kenny Bordes did not respond

Clerk Civil District Court  
 Chelsea Richard Napoleon, Grade 87% B (elected)  
 Jared C. Brossett, Grade 64% D

Clerk 1st City Court  
 Timothy David Ray, Grade 87% B  
 Austin Badon, Grade 0% F (elected)  
 \*Austin Badon did not respond

U.S. Congressional District 1  
 Howard Kearney, Grade 17% F  
 Steve Scalise, Grade 0% F (elected)  
 \*Remaining four candidates did not respond

U.S. Congressional District 2  
 Cedric Richmond, Grade 77% C (elected)  
 \*Remaining three candidates did not respond

Constitutional Amendment 1 (prohibits felons from running for office) NO (passed)  
 Constitutional Amendment 2 (unanimous jury) YES (passed)  
 Constitutional Amendment 5 (special tax treatment for property, trusts, and property tax exemption for qualifying surviving spouse) NO (passed)  
 Constitutional Amendment 6 (phased in tax increase) YES (passed)

### **Annual March + Rally**

This year, GNOHA and HousingNOLA organized the community for our first-ever #PutHousingFirst March + Rally. GNOHA coordinated with HousingNOLA Leadership Board, Community Review Team, and Step Up Louisiana in order to plan the march with the goal of influencing public opinion around the city budget and the Smart Housing Mix Ordinance. The planning committee met four times throughout the month for planning meetings, and twice more for the Put Housing First rally press event and pre-rally sign-making party. The November 3 #PutHousingFirst march and rally was a success, drawing hundreds to Congo Square to gather and march to Duncan Plaza. The action was well-received by the media, the community, and elected officials, creating momentum around housing issues for the 2019 Budget session, the Smart Housing Mix ordinance as well other legislative developments of 2018. #PutHousingFirst!

### **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 2018, GNOHA and HousingNOLA representatives participated in every convening of Phase 3 of the Advocacy Community of Practice. Throughout the year, the Community of Practice engaged practices such as: Building Outside/Inside Strategy, Spokesperson Training, and Tactics for Managing Opposition and Facilitation Training. Strategies and tools for dismantling white supremacy will be a component of each of these practices. As result of HousingNOLA and GNOHA's participation in the CoP, we have been able to establish strategic partnerships with Workplace Justice Project, Music and Culture Coalition of New Orleans, and the Louisiana Center for Children's Rights and we have strengthened existing relationships with members like Ride New Orleans, Committee for a Better New Orelans, Southeast Legal Services of Louisiana, Greater New Orleans Fair Housing Action Center and the Water Collaborative.

The group also focused on engaging the incoming City Council, establishing new relationships with them by presenting a united front and demonstrating the collective power the Community of Practice through our advocacy efforts as well as voter engagement capacity. The Community of Practice held a successful mixer with the incoming Council and their staff in April to initiate relationships and kick-start our advocacy work.

Near the end of 2018, GNOHA took on an administrative role for the Community of Practice, serving in the areas of meeting planning, financial management, and communications. In the next iteration of the Community of Practice—Phase 4, the group will work on the following practices: Managing Opposition and Facilitation Training, Collective Advocacy through holding allies accountable, and/or mobilizing and organizing using new technology. Strategies and tools for dismantling white supremacy will continue be a component of each of these practices as a cornerstone of Advocacy Community of Practice values. The group will continue meeting every 6 weeks until the future of the group is decided or until program funding expires.

#### **Undesign the Redline (Ad hoc)**

In partnership with Enterprise Community Partners, HousngNOLA/GNOHA staff 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 HousingNOLA's 10 Year Plan, STR regulation and opportunities to engage in upcoming advocacy opportunities.

The UnDesign the Redline exhibit launched at the Albert and Tina Small Center on November 1st still continues to run. It is be open to the public 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. GNOHA staff are providing support and coordinating tours—both tours and public viewings of the UnDesign the Redline Exhibit will be available free of charge through Mardi Gras 2019.

#### **Council District Housing Summit Series (Ad hoc)**

GNOHA began working in the last quarter of the year with Councilmember Nguyen's office to plan the District E Housing Summit in New Orleans East. The Summit, which will take place in January 2019, will be the first in a council series to occur in every district to address neighborhood-specific housing issues.

### District E Housing Summit

The District E Housing Summit is an outreach effort coordinated between GNOHA and Councilwoman Cyndi Nguyen that will be hosted on January 26, 2019. The purpose of the summit will be to facilitate community engagement, and to find solutions for housing issues in District E of New Orleans which consists of the Lower Ninth Ward and New Orleans East. There will be an emphasis on tenant rights, rental standards, and landlord training. Community members will be informed on how to get involved and participate in making the changes they would like to see in their community. All members are encouraged to attend.

## **HousingLOUISIANA**

### **Regional Alliance Network Development**

HousingLOUISIANA has continued to build momentum throughout the 2018 year, starting the membership process for the National Low-Income Housing Coalition (NLIHC) and the National Alliance of Community Associations (NACEDA). HousingLOUISIANA also worked with NCRC to provide comments regarding the Office of Comptroller of Currency's Community Reinvestment Act regulation in November.

HousingLOUISIANA met in early 2018 for an in-person meeting in Baton Rouge on February 19th. The group discussed plans for the Legislative Session, which started on March 12th, and the 2018 Listening Tour for nine regions, adding the Northshore to the original eight. HousingLOUISIANA took on similar responsibilities as the Louisiana Housing Trust Fund Initiative, in addition to being a network for the regional housing alliances throughout Louisiana. HousingLOUISIANA continued to seek secure revenue source for the statewide housing trust, such as working on efforts to push forward a bill regarding mortgage recordation fees.

In April, HousingLOUISIANA focused on Senate Bill 462, Smart Housing Mix preemption bill, and engagement from state and national partners to develop strategies to keep the bill from passing. When the Legislative Session ended, HousingLOUISIANA started meeting on a monthly basis rather than every other week. The group also focused on outreach and education around Senate Bill 466, which provides for landlord abuse by penalties for returning security deposits.

In June, the network discussed LHC's annual plan and the State Consolidated Plan, while providing comments on the latter in a letter from all regional groups and the network itself. HousingLOUISIANA 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 statewide housing trust fund. HousingLOUISIANA discussed membership with the National Community Reinvestment Coalition (NCRC) and comments on the Whitney and First NBC bank acquisition in September. GNOHA and HousingNOLA opted in to letter with NCRC that covers concerns around the acquisition and elaborates on why they should not pass their CRA exam, in addition to repeated NCRC's offer to work with Hancock Whitney on the development of a community benefits plan. HousingLOUISIANA discussed with NCRC's the IBERIABANK's \$6.72 billion community benefits plan and how the network could benefit.

An October date was confirmed for the 2018 Southern Convening Conference, which was to be held in New Orleans, in April. HousingLOUISIANA attended Community Change's, formally Center for Community Change, Southern Convening to discuss Statewide Housing Trust Funds. At the Southern Convening, HousingLOUISIANA set priorities and strategized for the 2019 Listening Tour and Legislative Session. The network also worked with the Louisiana Banker's Association to see if they can provide scholarships that will help build capacity for members and support participation in LHC's CONNECTIONS Conference.

*Housing FIRST Alliance of the Capital Area*

The HousingFIRST Alliance is continuing to build on their Housing East Baton Rouge Plan. In early 2018, the Foundation for Louisiana founded a LEAD cohort to build equity and foster education in community leaders in Baton Rouge that would help craft housing policy. They crafted policy in April around supporting a local housing trust fund, incubating a community land trust, rental registry, and implementing inclusionary zoning policies.

The Baton Rouge Listening Tour was held during the Baton Rouge Housing Summit to discuss the Housing Plan for Baton Rouge by identifying unmet needs in the region and to draft solutions rooted in community. The concerns of the community eventually led to the need to create a housing plan for the region. HousingNOLA staff began reviews of the existing housing policies within Baton Rouge and partners started data collection to present at a Steering Committee meeting in September. At the meeting, potential partnerships with stakeholders, such as the Mid-City Redevelopment Authority, and community groups and which of them to prioritize over others was strategized.

The Alliance is finalizing what data is necessary to ensure the Housing East Baton Rouge plan meets the state of housing in Baton Rouge and which policy recommendations to explore for vulnerable populations. The group set a year-long goal for the final draft of the plan, set plans on building a website, and working on community engagement.

*Alexandria Housing Alliance*

Alexandria Housing Alliance has continued to work with GNOHA/HousingNOLA and partners from the Power Coalition, Alliance for Affordable Energy, and Louisiana Association of Nonprofit Organizations on strategy and infrastructure. Agnes Francisco, a community leader from Alexandria, has help to focus the group and lead initiatives following the Alexandria Listening Tour.

The Alexandria Housing Alliance has been working to alleviate Alexandria's biggest housing issues, which include utility problems. GNOHA helped to host a meeting in October with AHA and HUD Field Officer, Earl Randall, to discuss housing, and we learned their housing authority was being neglected by the administration at the time. The Power Coalition worked with the Alexandria Housing Alliance to host several district meetings in an effort to Get Out The Vote (GOTV) and get the issues that all Alexandrians face to forefront of their 2018 elections; they started with a mapping of city voter data, a communication strategy, calendar of events, etc.

HousingLOUISIANA and LANO continued to provide technical assistance and advise the Alliance, helping to build capacity and direct next steps. A planning session was held in late October to bring housing issues into the election debate and plan for the post-election success of the Alliance. AHA is analyzing the new administration and planning to further their strategy and build a productive relationship.

*Greater Acadiana Housing Alliance*

The Lafayette Region started the year with a listening tour in their region. Lafayette's Listening Tour was hosted by the Long-Term Recovery/Housing Rebuilds Team of Acadiana VOAD (Volunteer Organizations Active in Disasters) which is a group of local housing and community-based

organizations that identify unmet needs and work collaboratively on case management, funding, volunteer resources, and project management in order to get flood affected families' homes back to livable condition. During the meeting, community leaders and housing advocates announced their intention to form the Greater Acadiana Housing Alliance. 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. Leaders in this region along with HousingNOLA staff began planning the 2019 Listening Tour, which is set for January 24, 2019.

### Northshore Region

The Northshore Region started the year with a listening tour in their region. Their housing priorities include the following: Strengthen community development corporations (CDCs) via capacity building, increasing homeownership opportunities for low and moderate-income people, increase permanent and emergency housing opportunities with wraparound services for special needs populations, streamline blight assessment and vacant land inventory, assess the effectiveness of a centralized redevelopment authority for redevelopment efforts, invest in sustainable development for quality neighborhoods, invest in alternative financing sources for equitable development, establish a centralized system for renter's rights and protections and landlord enforcement (such as the rental registry), introduce measures to strengthen economic stability and reduce cost-burdens, create a regional housing plan with implementation tools to withstand any change in political leadership, identify solutions to address issues caused by flooding, and invest in workforce housing specifically for oil and gas industry employees. Northshore's #1 priority (as was true with all the other regions) was to create designated revenue streams for local and statewide Housing Trust Funds to increase affordable housing production. Northshore representatives began conversations with HousingNOLA about their 2019 Listening Tour, but further logistics still need to be confirmed.

The St. Tammany Region is a new partner for HousingLouisiana. HousingNOLA Staff had initial conversations with Thomas Jones Smith about a partnership with HousingNOLA and HousingLOUISIANA, but a formal conversation will take place in 2019

### Lake Charles Region

Lake Charles housing providers have been participating in HOLA calls throughout 2018. In June 2017, Lake Charles released a Housing Plan, and they have asked for support implementing and tracking the progress to goals stated in the plan. HousingNOLA has coordinated follow-up calls amongst housing providers to support implementation of this plan on a regular basis this year.

### Monroe Region

In 2018, the Monroe Region held discussions with FEMA as it relates to housing and disaster recovery. GNOHA continues to work with the Monroe region to understand how we can continue to support their efforts in the following year.

*Houma Region*

HousingLOUISIANA has been engaging with housing providers and community groups in Houma to continue to support their efforts to address homelessness and other housing issues. Housing advocates in Houma conducted a formal Point-in-Time Count in January, which was used to assess the number of beds needed to adequately shelter the homeless population in their area. Later this year, our partners in Houma joined the Louisiana Balance of State Continuum of Care (BOSCO), which is a “coalition of people and housing and service providers dedicated to preventing homelessness in Louisiana.”

Houma was not able to host its scheduled leg of the 2018 Statewide Listening tour, due to weather and scheduling conflicts, but they did provide input from community members and partners organizations. The primary concerns expressed dealt with the need for more transitional housing and support for people who are homeless, especially youth aging out of foster care and women. Another significant concern shared in Houma’s notes were for cost burden cause by the excessive cost of utilities for renters.

*Shreveport Region*

In 2018, Shreveport participated in a Listening Tour that was conducted during the Community Needs Assessment Partnership Cluster Meeting. The meeting required resource providers to develop a comprehensive list of existing resources to identify gaps in housing/infrastructure, education, and economic development. Shreveport also participated in a Community Needs Assessment (CNA) Partnership Engagement Working Group Summit in November. Shreveport and Bossier City were selected to establish community led, institutionalized best practices to aid in achieving HUD’s Strategic Goal of Building Strong, Resilient, and Inclusive Communities. The Community Partnership Engagement and CNA processes allowed HUD to partner with other federal, state and local government agencies, public/private for profit and non-profit organizations, as well as non-governmental partners to develop long-term strategies for identified community needs. An overarching outcome of this engagement is to leverage available resources to fill funding gaps needed to address Shreveport/Bossier recovery efforts. This Community Needs Assessment will be the last phase of those initiatives. Moving forward, GNOHA will continue to outreach to Shreveport and engage them with the Housing Alliance Network.

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

In 2018, HousingNOLA/GNOHA staff was 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 program. In July through December, 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 program is set to begin in 2019. By hosting preliminary informational sessions for community members interested in learning about coastal issues, HousingNOLA/GNOHA will be a participating partner in recruitment of LEAD the Coast program participants. More information will be available as the curriculum is solidified and GNOHA and HousingNOLA begin planning preliminary sessions.

### **Statewide Listening Tour & Policy Agenda**

In early 2018, GNOHA and HousingNOLA successfully scheduled and held 8 Listening Tours:

- Baton Rouge Housing Plan Summit (Listening Tour), January 13<sup>th</sup>
- Houma Thibodaux Listening Tour, January 18<sup>th</sup>
- Lafayette Listening Tour, January 24<sup>th</sup>
- HousingNOLA Leadership Board Meeting (Listening Tour), January 24<sup>th</sup>
- Shreveport – January 26<sup>th</sup>
- Alexandria Listening Tour, January 31<sup>st</sup>
- Lake Charles Listening Tour, February 1<sup>st</sup>
- Northshore Listening Tour, February 5<sup>th</sup>

Policy [priorities](#) were set for each region.

HousingLOUISIANA started planning for the Statewide Listening Tours for 2019 Legislative Session in the last quarter of 2018 and the first stop will be Lafayette on January 24, 2019.

### **Louisiana Housing Trust Fund Initiative**

The Louisiana Housing Trust Fund Initiative was reenergized in 2018. HousingLOUISIANA considered rebranding the initiative's name but ultimately kept it. The primary goal of this initiative is to secure a trusted revenue source for residents of the state, including folks who were formerly incarcerated.

The Trust Fund Initiative began the year by pushing forward a bill about mortgage recordation fees, but unfortunately the bill was not passed in the 2018 legislative session. In January, The Law Institute put forward a study on the recordation of mortgage assignments, which made the bill even less likely to pass. The Louisiana Housing Trust Fund Initiative was left out of the Law Institute's conversations and decision-making process, and therefore disagreed with their findings. Members of LHFTI drafted a letter intended for the leadership of the Law Institute challenging them on their report findings. Unrelated to the HousingLOUISIANA, several news stations released stories of individuals losing their homes due to recordation issues, which lead many more people to come forward with similar stories. There has since been renewed interest in the recordation process as a consumer rights issue, and the recordation process will be revisited in this next legislative session.

The Trust Fund was revisited at the annual Southern Convening. At the Southern Convening, housing advocates from across the South explored strategies for implementing a trust fund; these strategies offered ideas around messaging, fostering political will and capital, finding possible revenue sources, and navigating nuances based on geography--both rural and urban areas.