

HousingNOLA Policy Recommendations Matrix - DRAFT

	Emerald	Sapphire	Diamond	Ruby	Topaz
	Create 5,000 new affordable housing opportunities reducing the City's level of cost burdened families to the national average. Through 2016-2018, 3,000 units will be created and from 2018-2021, 2,000 units will be created.				
Goal 1: Preventing Displacement	Prevent displacement by neglect: 1) Create a loan fund to help owners rehab properties; 2) Implement basic health and safety standards for occupied housing (Rental Registry); 3) Prioritize investments in community amenities.	Prevent displacement by neglect and involuntary displacement: 1) Freeze tax increases for low income homeowners and properties rented to low-income families; 2) Create additional first time homeownership opportunities.	Prevent involuntary displacement: 1) Prioritize resources to retain affordability so that long term residents can stay and aren't priced out; 2) Create additional first time homeownership opportunities.	Prevent involuntary displacement: Remove barriers for affordable housing (parking restrictions, zoning changes, permit costs, inconsistent tax assessments and reviews)	Prevent involuntary displacement: Use Inclusionary Zoning and publicly owned property to create more affordable housing opportunities.
Goal 2: Fair Housing	1) Revise criminal background check policies for public housing; 2) Update the City's Analysis of Impediments to Fair Housing Choice and include criminal conviction as a special needs category; 3) Increase education for landlords, realtors, & homebuyer counseling agencies; 4) Educate renters on their rights under Fair Credit Reporting Act (FCRA); 5) Educate citizens about discrimination in housing against protected classes: Race, Color, Religion, National Origin, Gender, Sexual Orientation, Age & Disability.				
Goal 3: Sustainable Design	1) Remove barriers to individuals effecting change to create energy efficiency in their own homes by providing weatherization programs for rental properties and educating landlords about weatherization programs; 2) Stabilize and increase tax credit programs; 3) Collect utility data to assist in creating energy efficient policies for current & future developments; 4) Provide incentives to developers to build green, while respecting historic qualities, & reduce costs of implementing green building; 5) Work with public entities who manage vouchers to provide incentives to developers for increased energy efficiency improvements; 6) Advocate for stabilizing insurance rates; 7) Mandate weatherization for all projects that receive government subsidies (LIHTC, CDBG, HOME, etc.)				
Goal 4: Quality of Life	Promote alternative land use by: 1) Encouraging land banking; 2) Reducing blight & vacancies. Encourage complementary development with publicly controlled land (HANO/NORA/OPSB) adjacent to transit-oriented development. Improve health outcomes by using vacant land to create recreation.				
Goal 5: Special Needs	Special needs populations are "low-income plus" and should be classified as a priority for affordable housing funding that serve these populations first. <i>See detailed citywide Special Needs Recommendations for more information.</i>				



Special Needs Populations Recommendations

What are HousingNOLA's recommendations for increasing accessibility for special needs populations in all neighborhoods?

Policy Recommendations that increase access for Special Needs Populations:

1. Homeless:
 - a. Insure that supportive service provisions are also included in Low Income Housing Tax Credit preferences
 - b. Require deeply affordable, 20-40% AMI 1-BR units to be included in any new developments
2. Veterans:
 - a. Implement project based housing and encourage properties to attach vouchers to units
 - b. Encourage landlords to house veterans
3. Latino/Vietnamese populations:
 - a. Landlords utilize Spanish/Vietnamese translations of documents
 - b. All public agencies (City, HANO, etc) should be required to produce all housing related communication (website, documents, etc.) in English, Spanish and Vietnamese
 - c. Produce a standardized lease in English, Spanish and Vietnamese that landlords and renters can use as a point of reference
4. HIV/AIDS and LGBTQ populations:
 - a. Establish and perform Point-In-Time count for the transgender community members who are homeless
 - b. Identify and gather data on properties who welcome members LGBTQ community
5. At-Risk Youth (16-24 years old):
 - a. Advocate for the classification of people 16-24 years old as a special needs group in housing laws
 - b. HANO needs to change policy that restricts youth from leaving and returning to live with their families-children & grandchildren, including policies that restrict formerly incarcerated youth/individuals from living together
6. Individuals with Criminal Convictions (Formerly Incarcerated Individuals):
 - a. Collect better data on how many people have criminal backgrounds and where they live.
 - b. HANO should implement its criminal background policy adopted in 2013 (and the City should adopt a similar policy for any units funded with HOME or CDBG)
 - c. HANO should better advertise its process for allowing a household to add a member, aiding in family reunification for people with records.
 - d. City should encourage private housing providers to "ban the box" and not use advertising or applications to discourage people with criminal records from applying, and only consider criminal convictions (not arrests) after all other criteria have been met.
 - e. Allow people on parole or formerly incarcerated to live together
 - f. Create re-entry housing opportunities in high opportunity areas
7. Persons with Disabilities (Mental & Physical):
 - a. Ensure landlords and public agencies understand how to accommodate individuals with disabilities throughout the rental process, including: 1) The provision of sign language interpreters when meeting with prospective tenants, if



- necessary; 2) Knowing how to respond to and how to make TTY calls; and 3) Providing materials, like leases and notices, in accessible formats, such as Braille, large print, and/or electronically
 - b. Ensure that sign language interpreters are provided, when needed, for people who are deaf or hard of hearing to facilitate their understanding of processes and rights
 - c. Create a referral list that identifies accessible units
 - d. Ensure new and renovated multi-family housing developments comply with accessibility requirements of the Fair Housing Act and, where applicable, the Rehabilitation Act and Americans with Disabilities Act
8. Domestic Violence Victims:
- a. Ensure that SB 174 is properly enforced to keep victims of domestic violence in their homes
9. Elderly:
- a. Expand Medicaid-funded Permanent Supportive Housing, which provides ongoing support to seniors
10. All populations:
- a. Establish protocols to collect more data to be collected on special needs populations
 - b. Match funding for housing and supportive services and amenities
 - c. Site affordable housing for special needs populations in a way that matches it with services and amenities

Other recommendations/ initiatives that could lead to an increase in housing opportunities for Special Needs Populations:

1. Create more deeply affordable units in any new developments by offering developer incentives.
2. Provide homeless preferences for tax credit buildings and senior housing - every 5th unit or 10th unit.
3. Expand the definition of "affordable units" so that it means equal distribution of units that are affordable to low income, very low income, extremely low income, and deeply low income individuals/families, in order to support community practices that reduce or eliminate high concentrations of poverty within communities.
4. Require that affordable units, as defined above, be spread throughout a complex or housing project, not concentrated in a single building, area, or floor, in order to support inclusionary practices within communities for persons with disabilities.
5. Create more deeply affordable units in any new developments by offering developer incentives.
6. Expand availability of accessible housing, including housing obtainable via Housing Choice Vouchers, Permanent Supportive Housing, tax credits, set-asides, etc.
7. Set aside increased amounts of funds (CDBG: NHIF; HOME; etc.) or other funding incentives for home modifications to increase accessibility for both owners and renters.