Evaluation of Progress
Towards a More Equitable New Orleans
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Preserve existing housing and increase overall supply of affordable housing

While city and state agencies have continued to lose housing opportunities, HousingNOLA was able to support partners in efforts to pilot programs to increase housing opportunities—including bringing short term rentals back to market and supporting the Housing Authority of New Orleans (HANO) in its efforts to attract new landlords. At this point in the plan, New Orleans should have seen approximately 7,500 new opportunities from the various agencies responsible for creating and subsidizing housing. Now with COVID-19, more New Orleanians have been pushed into housing insecurity as a result of the collective failure to realize that Housing is Essential. Unfortunately, New Orleans’ housing market is unable to provide a sufficient supply of quality, affordable units to residents that need it the most. With home prices and rents going up, and wages stagnant, leaders no longer have a choice in the matter—they must increase income, increase housing supply, AND increase subsidies for housing.
In partnership with the City of New Orleans, HousingNOLA will support the revision of production goals of State and City housing agencies. This will include direct opportunities created through policy changes that increase production efficiency and organizational capacity among government partners.

**STATUS:** The City of New Orleans signed a Cooperative Endeavor Agreement with its Office of Community Development and other public partners, such as the LHC, HANO, and NORA, to increase production efficiency and capacity. Additionally, the City Council approved a process that will allow FANO to issue 4% tax bonds for development deals with the LHC’s approval. Public partners have not yet updated their production goals.

Increase production efficiency and organizational capacity among government partners (Finance New Orleans, Housing Authority of New Orleans, New Orleans Redevelopment Authority, City of New Orleans, and Louisiana Housing Corporation). In addition to the annual reports, HousingNOLA will conduct semiannual data reviews to be made publicly available.

**STATUS:** The City of New Orleans signed a Cooperative Endeavor Agreement with its Office of Community Development and other public partners, such as the LHC, HANO, and NORA, to increase production efficiency and capacity. The city has not made any attempt to track unit production and did not provide information for the 2021 Semi-Annual Data Report. The city and state agencies all saw marked improvement in production as New Orleans netted new affordable housing for the first time in three years, but those units were not a part of any committed plan with benchmarks.

HousingNOLA will advocate for a study of current zoning regulations that can prohibit the production of affordable housing. This study would advise the Mayor’s Office, City Council, City Planning Commission, Code Enforcement, Safety & Permits, Board of Zoning Adjustments, Historic District Landmarks Commission, and other public partners on the removal of such barriers.

**STATUS:** The City Planning Commission is continuing their Affordable Housing Opportunities study to look at the CZO/Master Plan for ways to create more affordable housing, such as incorporating ADUs, yard regulations, etc. The study consists of two phases. The first phase addresses issues with the Master Plan, such as single-family zoning and other low-hanging fruit. The second phase of the study will focus on four deliverables to address affordable housing: CZO standards/processes, anti-gentrifications strategies, losing units with subsidy, and code enforcement. The CPC plans to give updates on the study monthly through 2020, with a new timeline to completion expected soon.
1.4 | CONTINUED in 2021 | 50% Complete

**HousingNOLA’s Title Clearing Initiative will complete a study that may result in an ordinance to enact policy changes.** This will address changes to the Comprehensive Zoning Ordinance to allow for accessory dwelling units in historic areas and primary dwellings on substandard lots.

**STATUS:** HousingNOLA’s Title Clearing Initiative continues to work towards the finalization of the study and has identified a number of substandard lots that would allow for primary dwellings.

1.5 | CONTINUED in 2021 | 25% Complete

**Review property tax assessment policy and determine if there are any further benefits to be derived from new legislation and policy changes to create affordable housing.**

**STATUS:** Rep Matthew Willard’s HB 143 which caps property assessment increases to 10% passed state legislature and will be on the ballot in 2022. HousingNOLA and GNOHA participated in the Louisiana Tax Commission’s Rules and Regulations session and were successful in amending some of the rules to ensure more fair property assessment practices.

1.6 | 25% Complete

The State of Louisiana does not use any of its Community Development Block Grant funding for housing programs. **The Louisiana Legislature should propose a study resolution to reallocate CDBG funds for affordable housing development** in parts of the state that are not participating jurisdictions.

**STATUS:** As we plan for the 2022 statewide Listening Tour this will be a policy priority to address and find a legislative champion for 2022 session. The statewide funding focus has been on securing COVID funding and disaster relief as a result of the two Hurricanes that devastated Southwest Louisiana in 2020.
**GOAL 1**

1.7 | CONTINUED in 2021 | 25% Complete

**Advocate for public agencies, the City of New Orleans, and Orleans Parish School District to develop a process to reserve land for the development of affordable housing on properties they are planning to sell.** The City of New Orleans should conduct a comprehensive inventory of all its surplus property to support this effort.

**STATUS:** HANO and OPSB are still in negotiations to trade the historic McDonogh No. 7 school building and OPSB properties in Uptown area for a vacant field near the new Booker T. Washington building that belongs to HANO. GNOHA will reach out to OPSB as they work through this process to see if a more formalized process can be established. The city completed Phase I of its inventory map, including properties owned by NORA, OPSB, etc. Phase II will look at vacant lots across the city.

1.8 | CONTINUED in 2021 | 50% Complete

**The City of New Orleans explored dedicating a fixed percentage of general revenue derived from developer and permitting fees, blight code violations, and other local revenue streams (vacancy tax) to affordable housing initiatives developed in furtherance of HousingNOLA.**

**STATUS:** The New City Council dedicated additional short term rental fees ($12 per night for commercial and $5 per night for residential) to the Neighborhood Housing Improvement Fund (NHIF). The NHIF must be renewed via ballot measure in December 2021 because it was included in a complicated strategy that the electorate rejected in 2020. In 2021, City Council members began preliminary discussions around a vacancy tax.

1.9 | CONTINUED in 2021 | 0% Complete

**HousingLOUISIANA will secure dedicated sources of revenue for the Louisiana Housing Trust Fund to address emergency housing in a disaster and to fund new affordable housing.**

**STATUS:** HousingLOUISIANA continues to advocate for a dedicated source of revenue for the Louisiana Housing Trust Fund. A focus is on using American Rescue Plan funds to dedicate to the Housing Trust Fund and adding a dedicated portion for Emergency Rental Assistance and legal supports. Currently working with Governor’s Office staff in a pilot program that may evolve from originally eviction diversion to broader renter support services.
Advocate for the full implementation of the Smart Housing Mix based on HR&A’s feasibility study for the City of New Orleans, which provides incentives (density bonuses, PILOT’s, and parking waivers) for affordable housing.

**STATUS:** Full implementation of the Smart Housing Mix recommendations for projects with 10 units or more went live July 1, 2021. The City Council also began discussions around incentives for projects with nine or fewer units.

Implement a workforce housing strategy that develops recommendations to create housing opportunities for the average New Orleans worker.

**STATUS:** The Workforce Housing Council completed a four-part webinar series to provide information for employers to support their workforce through multi-level housing support, from employer-assisted housing programs to homebuyer education opportunities.

Recruit public partners to develop workforce housing strategies for municipal workers.

**STATUS:** HousingNOLA’s Workforce Housing Council has reached out to public partners to get engaged on efforts, but a strategy specific to municipal workers outside of Employer Assisted Housing programs has yet to be developed.

The City Council should adopt the Healthy Homes Ordinance/Rental Registry requiring landlords to register their units and meet basic habitability standards.

**STATUS:** HousingNOLA, the Louisiana Public Health Institute, and the Green and Healthy Homes Initiative worked with the Camden Coalition’s National Center for Complex Health and Social Needs to host a Housing and Complex Care Regional Convening. The Convening was used to inspire support for the Healthy Homes ordinance and set the stage for the Healthy Homes Pilot Program. The City Council responded to crisis caused by Hurricane Ida to develop a framework to address emergency housing needs to vulnerable populations, but still has yet to take up the Healthy Home Ordinance.
Increase the amount of short-term rentals revenue dedicated to affordable housing to an amount that would guarantee resources for increased affordable housing production.

**STATUS:** The New City Council dedicated additional short term rental fees ($12 per night for commercial and $5 per night for residential) to the Neighborhood Housing Improvement Fund (NHIF).

**1.15 | UPDATED for 2021 | 75% Complete**

Identify and research alternative funding sources (hotel tax, vacancy tax, document fee, etc.) to increase revenue to the Neighborhood Housing Improvement Fund and/or Neighborhood Housing Equity Fund and secure its continuation for the foreseeable future.

**STATUS:** The NHIF must be renewed via ballot measure in December 2021 because it was included in a complicated strategy that the electorate rejected in 2020.

**1.16 | CONTINUED in 2021 | 25% Complete**

Research vacant lots in New Orleans to design policy recommendations that will generate revenue for affordable housing production and prevent large amounts of underutilized properties and undervalued property tax assessments for empty lots.

**STATUS:** The Title Clearing Initiative is working on a plan and ordinance that would allow substandard lots to be developed into affordable housing options.

**1.17 | ADDED for 2021 | 100% Complete**

Work with lenders, investors, and other industries (healthcare, hospitality, education, etc.) to increase the amount of private funding available to create or preserve affordable housing.

**STATUS:** HousingNOLA has secured approximately $2 million in private capital to deploy via CDFI partners to help create and preserve affordable housing.
Prevent Future Displacement

The New Orleans Prosperity Index: Tricentennial Edition, reports that “in 2016, the poverty rate among black New Orleanians was 32 percent while the poverty rate among white New Orleanians was nine percent, revealing that race remains a clear dividing line for economic success.” Displacement has become a scourge here in New Orleans and it serves as further proof of our inherent inequity. The recommendations under Goal 2 are often controversial and provoke strong feelings on both sides, but given the state of our housing we remain committed to seeing these necessary changes implemented with all possible speed. HousingNOLA’s intention is to continuously examine ways to develop housing opportunities to keep people in high-opportunity neighborhoods, and bring amenities and economic opportunity to neighborhoods that also include affordable housing options.
Support new pilot programs (Evictions Court Watch) and create new strategies (Housing Court, NYC Renters Right's Agenda, etc.) to increase tenant protections.

**STATUS:** HousingNOLA has continued to support initiatives created by Jane Place Neighborhood Sustainability Initiative and Southeast Louisiana Legal Services who have both launched new programs to support renters who are struggling with COVID housing insecurity.

Ensure the creation of programs that will provide tax relief for homeowners at risk of losing their homes and small landlords like those in the expiring Small Rental Property Program or alternative tax relief programs (millage roll back, tax collection deferment, etc.). Alternatives should be explored in the event the ballot initiative doesn't pass.

**STATUS:** GNOHA partnered with the Lower Ninth Ward Homeowners Association in addition to other community members to make proposals for amendments to the Louisiana Tax Commissions Rules and Regulations Manual. Those changes would ensure that seniors who are eligible for a freeze of their assessment value did not over pay if their property decreased in value, that the inadvertent parking lot perk that doesn't account for revenue is set aside and that Assessor share information in a timely and accessible manner.
2.3 | CONTINUED in 2021 | 25% Complete

Support the development and implementation of enforcement for short term rentals by bringing the platforms into compliance with expectations about monitoring, de-listing, data transparency, accountability, and residential limitations.

**STATUS:** The City of New Orleans has hired Peter Bowen, the former general manager of Sonder New Orleans, to serve as the city’s chief administrative officer of land use. Advocates are working to ensure preventing displacement and affordable housing remain a priority.

2.4 | CONTINUED in 2021 | 25% Complete

Explore policy recommendations that address insurance rates for owner-occupied and traditional rental properties, which contribute to housing insecurity. Best practices should be explored in partnership with the Louisiana Insurance Commissioner and state legislators to develop strategies to lower insurance costs.

**STATUS:** The Insurance Task-force continues to support and better communities by advocating on a national and local level for policies that allow more people, and especially disadvantaged people, to fulfill their dreams of home-ownership by reducing the burden of insurance. This committee also wants to facilitate this goal by actually bringing useful information to the people who need a better understanding of insuring property, making it easier for them to navigate such a complex process.

2.5 | CONTINUED in 2021 | 0% Complete

Support the creation of policies that prevent the displacement of long term residents, such as the Katrina Cottages program.

2.6 | CONTINUED in 2021 | 100% Complete

Collaborate with culture bearer community to collect data and develop policy recommendations that support their identified housing needs.

**STATUS:** HousingNOLA has partnered with Ashe Cultural Arts Center and UJAMAA to discuss anti-displacement measures in the community.
Enforce and Promote Fair Housing Policy

Small multi-family housing has historically created naturally occurring affordable housing in neighborhoods across New Orleans. After Hurricane Katrina, exclusionary policies made these structures impossible to rebuild for nearly a decade. The Fair Housing Act of 1968 prohibits discrimination on the basis of race, color, religion, sex, disability, family status and national origin. Orleans Parish provides additional protections against discrimination for additional groups based on sexual orientation, gender identification, marital status, age and creed. However, discrimination is not always this intentional or obvious – the majority of the city’s subsidized housing is located in lower-income neighborhoods of color. This goal aligns with the Fair Housing Act and calls on everyone to better integrate our communities and provide a unified and open housing market where all families have access to opportunity.
Evaluate and revise policies that would encourage more landlords to accept vouchers, as needed. Policies for review should include mobility counseling, landlord recruitment, expanded training for property managers, landlords and voucher holders, outreach to neighborhood groups and income discrimination ordinances.

**STATUS:** HousingNOLA’s Housing Working Group Landlord Subcommittee has been working to bolster outreach to landlords across the state to recruit landlords and inform them of benefits of voucher programs, connect landlords to assistance with listing services, and determine what additional services small landlords may need.

Landlord education curriculums should be standardized, and certificates of completion should be offered with an expiration date. Louisiana Homebuyer Education Collaborative members should provide educational programs for property owners that receive home repair grants/loans from public and participating private entities. In addition to working with the City and other funding agencies to require training, the training should place special emphasis on Fair Housing and city codes.

Support the implementation and update the Community Development Finance plan to set community investment priorities and use those guidelines to assess bank lending and performance practices in accordance with CRA metrics to ensure that private investments are expanded in low and moderate income areas and other underserved areas while also looking at Opportunity Zone implementation.

**STATUS:** HousingNOLA released the Community Development Finance Plan in November 2019, which estimated a need of $6B in investments to meet the 36,000 affordable housing units needed. HousingNOLA’s Lender’s Roundtable and Data Working Group has been working to ensure there is investment in low-and moderate-income communities. Teams are working together to update the latest model to reflect projections for the next 5-10 years. Impacts of COVID-19 also suggested new projections.

Advocate for increased renter rights. Options for exploration should include Housing Court and other initiatives to create an environment for more just housing and treatment of citizens.

**STATUS:** HousingNOLA has continued to support initiatives created by Jane Place Neighborhood Sustainability Initiative and Southeast Louisiana Legal Services who have both launched new programs to support renters who are struggling with COVID housing insecurity.
**3.5 | CONTINUED in 2021 | 25% Complete**

HousingNOLA will explore and work to implement policies that address the racial wealth gap in New Orleans through increasing and maintaining African-American homeownership rates.

**STATUS:** The City of New Orleans’ 2020 Soft Second Mortgage Assistance Program was increased and allows homebuyers to qualify for up to $45,000 in down payment assistance and $5,000 in closing costs, helping more residents purchase homes in throughout the city. GNOHA is working with HousingLOUISIANA on a COVID-19 homeownership impact statement analysis with policy recommendations. GNOHA and HousingNOLA are also preparing to roll out their homeownership strategy with the Homeownership committee.

**3.6 | CONTINUED in 2021 | 0% Complete**

GNOHA and the LHEC will standardize renter education around the Fair Credit Reporting Act (FCRA), and the Fair Housing Act (including protected classes: race, color, religion, national origin, sex, sexual orientation, age & disability).

**3.7 | CONTINUED in 2021 | 50% Complete**

Support, monitor, and increase awareness of the changes in Louisiana statute that increases penalties for landlords who refuse to return security deposits.

**STATUS:** There isn’t much data available, partially due to the lack of resources available to tenants and lawyers willing to take such cases. Housing advocates across the state worked to educate tenants about the evictions process, and partners are also working to inform residents about the new security deposit policy. Partners are reaching out to HANO to see if the policy can be shared with their tenants in the HCVP. GNOHA interviewed the 1st City Court Judge candidates on the policy with support from many.
Explore policies that address low voucher utilization rates and cost-burdened HCVP participants.

**STATUS:** Explore policies that address low voucher utilization rates and cost-burdened HCVP participants.

Secure additional funding for a voucher program to better serve individuals and families in New Orleans.

**STATUS:** HousingNOLA’s Opportunity Youth Committee is working to implement the Foster Youth the Independence initiative in New Orleans and support efforts across the state. The Department of Children and Family Services shared a form to verify youth are/were in the foster care system.

Support efforts to research the development of policies that would eventually lead to comprehensive changes that would be tantamount to the state of Louisiana adopting a Renter’s Bill of Rights.
Encourage Sustainable Design and Infrastructure

In a city like New Orleans, it has become imperative that we learn to live with water and embrace green technologies to either slow or reverse the effects of climate change. The HousingNOLA 10-Year Strategy and Implementation Plan is designed to align and integrate with city and state strategies to make New Orleans a resilient city. Climate change increases the frequency and intensity of storm events, and the increasing rate of coastal land loss in Louisiana poses significant danger to the New Orleans region. In order to create a more resilient New Orleans, sustainable infrastructure and design principles will continue to play a role in mitigating risk, decreasing environmental impact and reducing energy costs for New Orleans residents.
GNOHA and the Appraisers Association will study and advocate for appraisals to reflect energy efficient and green construction investments, as directed by existing Louisiana law. GNOHA and partners will encourage training efforts for appraisers to become proficient in efficiency/green construction appraisal metrics.

**STATUS:** GNOHA is working with the Alliance for Affordable Energy to develop a strategy to engage with the Appraiser Association and HousingLOUISIANA has started discussions with the Louisiana State Real Estate Commission to reflect energy efficient and green construction investments in appraisals.

GNOHA will work with realtors to include energy efficiency measures on their Multiple Listing Service (MLS) sheets to highlight homes with energy efficiencies.

**STATUS:** GNOHA is working with the Alliance for Affordable Energy to get energy efficiency criteria in the MLS for public viewing.

GNOHA will advocate that Entergy New Orleans responds to developer suggestions to improve Energy Smart and other demand-side management programs for multifamily properties, such as a Landlord portal.

**STATUS:** Entergy New Orleans released their landlord portal in March to help large building owners and developers benchmark their energy use. The New Orleans City Council approved a resolution to hire a Demand-Side Management Consultant for the IRP process to ensure savings for residents and developers.
GOAL 4

4.4 | CONTINUED in 2021 | 75% Complete

GNOHA, an EEFA partner, and the Alliance for Affordable Energy, will work to **implement policy changes that were recommended in the 2018 New Orleans Rental Market study** to address the root causes of New Orleans' high utility costs for homeowners and renters, including rate design, data access, and resource planning, such as energy benchmarking to help direct policies to our energy burdened populations.

**STATUS:** The New Orleans City Council approved Entergy New Orleans' Rate Case resolution, expected to **reduce residential utility bills by $34 annually.** The minimum rate will remain at $8.07 and Entergy's return on equity was reduced from 11.1% to 9.35%. The Louisiana EEFA Coalition is working to get a landlord portal in New Orleans. GNOHA is also intervening in the IRP and Whole Building Data Access Docket, UD-18-04. The City Council's Utility Committee passed the resolution that will require Entergy New Orleans to provide aggregated whole-building data around energy usage. The Coalition is working to get ordinance adopted that will require large building owners, including multifamily building owners, to benchmark and report their benchmarked data to the city, which could leave EE programs and savings for residents. The Energy Smart program was up for renewal and an extension at the January New Orleans Utility Committee meeting, where it was a unanimously approved.

4.5 | ONGOING in 2021 | 75% Complete

**Energy Efficiency for All (EEFA) will work with statewide housing partners to implement energy efficiency programs throughout the state.**

**STATUS:** Currently, the committee is looking to hold a conversation with FANO about their Green Mortgage Program. The program does not appear to be focused on the implementation of pushing homeowners to move forward with energy efficient homes, but instead gives them the option to opt out. This defeats the purpose of the whole program and the committee wants to address that with FANO.

4.6 | CONTINUED in 2021 | 100% Complete

**New Orleans City Council Utility Committee should adopt the Resilient-Renewable Portfolio standard,** which includes a program with Entergy New Orleans to encourage further adoption of solar and other renewables. Community-owned generation distributed throughout the city also offers resiliency benefits following storms.

**STATUS:** The RSPC has been adopted by the council, and we are now waiting for them to enforce it. Especially after the condition the Southern part of Louisiana had and continues to endure do to Hurricane Ida. The timeline appears to have been extended for the time being.
4.7 | CONTINUED in 2021 | 25% Complete

Support city wide efforts to implement and update the Urban Water Plan, Resilient NOLA, Gentilly Resilience District/National Disaster Resilience Competition (NDRC), and NORA’s Community Adaptation Program, while reviewing the impacts of current implementation and proposing recommendations.

**STATUS:** Gentilly Resilience district announce four major projects; Blue & Green Corridor, the Mirabeau Water Garden, the Pontill Neighborhood Stormwater Network, and St. Anthony Green Streets. The NORA Community Adaptation Plan announced the competition of 50 projects, allowing for 144,686 gallons of storm water to be stored.

4.8 | CONTINUED in 2021 | 25% Complete

Ensure that housing insecurity and affordability are represented in various state initiatives associated with the Coastal Master Plan and implementing LEAD the Coast.

**STATUS:** HousingNOLA participates in the LEAD the Coast Development Committee to ensure that housing insecurity and affordability are represented in the design and intermediate programs.

4.9 | CONTINUED in 2021 | 25% Complete

The National Flood Insurance Program must be appropriately funded in order to insure sustainability. Working with various partners, policies and strategies to guarantee the sustainability of NFIP will be reviewed for implementation.

**STATUS:** Since the end of FY2017, 15 short-term NFIP reauthorizations have been enacted. The NFIP is currently authorized until September 30, 2021.

4.10 | CONTINUED in 2021 | 25% Complete

Help to craft policies in the Green New Deal around affordable housing that are unique to the Gulf South, and prioritize the needs of people of color and indigenous people.

**STATUS:** GNOHA continues to support the Gulf Coast Center for Law & Policy in the efforts of the Gulf South for a Green New Deal Policy Platform.
Research and explore policies that change the language in the Stafford Act to allow for buildings to receive enough funding to be built to modern codes.

**STATUS:** The Resiliency Committee continues to explore policy changes to the Stafford Act.

Support the implementation and outreach of FANO’s Green Mortgage Product.

**STATUS:** FANO launched its Green Mortgage product in 2021, which will provide funding to homeowners and property owners with resources to implement energy efficiency upgrades.

Work with the United States Green Building Council to address green and energy efficient retrofits in existing structures while maintaining affordability.

**STATUS:** The United States Green Building Council is working with HousingNOLA, Louisiana Public Health Institute, and the Green and Healthy Homes Initiative on a Housing and Complex Care Regional Convening.

Advocate for state legislation change that will allow Louisiana State Uniform Commercial Code Council (LSUCCC) to update/modernize energy codes.

**STATUS:** The Code Council have not been orchestrating any meetings within the last few quarters due to COVID restrictions around in-person meetings. We are unsure why they don’t host the meetings virtually. Recently, the Governor demanded that they have a meeting this quarter, virtual or in-person, they just need to move forward with actions.
Develop strategies to mitigate the impact of environmental racism when reviewing policy, developing new programs, and allocating new resources in both the public and private sector.

**STATUS:** HousingNOLA is working with the National Water Justice Coalition to address the impacts of water affordability and lack of potable water in communities of color. HousingNOLA participates in the LEAD the Coast Development Committee to ensure that housing insecurity and affordability were represented in the design and implement the introductory, and intermediate programs. GNOHA also continues to support efforts to oppose the New Orleans East Gas Plant, currently under litigation.

The City of New Orleans should adopt an energy benchmarking ordinance that will allow effective energy efficiency policies and programs to be designed for multi-family properties.

**STATUS:** The EEFA Coalition continues to work on the benchmarking ordinance for New Orleans. GNOHA supported outreach for Entergy’s Landlord portal that provides benchmarking data, and the Alliance for Affordable Energy is working with the city’s attorney’s office to get the ordinance passed. The City Council originally didn’t pass the ordinance because the Mayor’s Office told they wouldn’t be able to enforce it, which led to the meeting with the city’s attorney. However, the city council is expected to vote on the ordinance before the year’s end.

Work with energy efficiency stakeholders to build capacity and a workforce of energy efficiency contractors and implementers.

Activate and engage the Housing Authority of New Orleans on energy efficiency programs and initiatives, such as an energy efficient based-utility allowance (EEBUA).
Increase Accessibility for All

New Orleans has long struggled to provide services to its most vulnerable residents. Disaster hits the most vulnerable the hardest, and the subsequent hurricanes and COVID-19 pandemic have proven to be no exception. Individuals with special needs face many of the same issues as low-income New Orleanians: paying too much in rent or on a mortgage and living in neighborhoods with limited access to services. However, individuals with special needs also face additional barriers and require additional supportive services in order to thrive. Further, these populations are more at risk of not having safe and affordable housing options.
Support the Office of Human Rights and Equity’s assessment and development of language access policies for every city department.

**STATUS:** As a part of a grant from NLIHC’s ERASE initiative, HousingLOUISIANA is developing a target marketing and outreach campaign to increase ERAP funding to Latino, Vietnamese and Indigenous communities in five target areas.

GNOHA will work with service providers on outreach for LAHousingSearch to collect and track data on special needs populations and accessible housing units in New Orleans, in addition to educating landlords.

**STATUS:** GNOHA began outreach with developer members to determine what information would be beneficial to affordable housing developers, landlords, and renters.

Human Relations Commission should put in place transparent tracking and reporting on the number and disposition of fair housing complaints, by protected class, that it receives.

**STATUS:** Chapter 86 of the city code was rewritten to ensure the Human Relations Commission would have enforcement power within their complaint process. The City Council still has to rewrite chapter 86 to layout the human rights commission process, including mediation, investigation, and findings that can be bought to court. The Data Working Group will look into getting reports from the Commission.
The City and State should prioritize and target limited funding for high-risk special needs populations in all programs in order to meet the commitment of the state and city housing agencies to create 1,500 housing opportunities for special needs populations by 2021.

**STATUS:** Through the QAP revision process, LHC did commit to a new policy that would NOT discriminate vulnerable populations -- namely formerly incarcerated individuals -- from accessing QAP-funded housing. Such programs will not be able to use criminal history as a determinant for eligibility for non-violent former offenders. Also, the ratio of market rate to affordable units was expanded to increase units for the special needs populations underserved.

**GOAL 5**

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**5.6 | CONTINUED in 2021 | 0% Complete**

**HANO should reinstitute voucher set-asides for survivors of domestic violence and survivors transitioning to independence.**

**5.7 | CONTINUED in 2021 | 50% Complete**

**Ensure full adoption and compliance by all HANO partners with a revised criminal background check policy.**

**5.8 | CONTINUED in 2021 | 0% Complete**

**The New Orleans City Council should draft and pass a study resolution to remove questions about prior criminal convictions, known as “banning the box,” on applications to live in publicly funded housing developments and units operated by private landlords, or at a minimum only consider criminal convictions (not arrests).**

**5.9 | CONTINUED in 2021 | 25% Complete**

**Support UNITY coalition in efforts to end chronic homelessness of people with disabilities and reduce average length of time families spend homeless to 30 days or less.**

**STATUS:** In March, UNITY, in accordance with a city and state plan was able to move unhoused individuals into hotels. While this helped to lower the amount of street homeless individuals, the number shot back up due to COVID. GNOHA and HousingNOLA continue to advocate for ESG for rapid rehousing as well as wrap around services in addition to rent relief to prevent the homelessness.
Collect data and develop policy recommendations to support the housing needs of children, particularly young adults aging out of foster care.

**STATUS:** NOLA Public Schools submitted data to the Full Committee that included children who are homeless. We are waiting for updated numbers on families who were impacted by Hurricane Ida.

Secure resources to deploy ReEntry Housing Collaborative Networks and provide safe housing opportunities for people being released from prison under the Justice Reinvestment Initiative and federal and local custody.

**STATUS:** The New Orleans Reentry Taskforce and Jefferson LaPRI Reentry Housing Committee continue to rally support and help provide transitional housing for formerly incarcerated families facing housing insecurity.

Identify partners for data collection strategies and specific housing policy strategies for veterans, survivors of domestic violence, and people with disabilities identified within the 10 Year Strategy & Implementation Plan as special needs populations.

**STATUS:** Trackable data sources have been identified for Veterans, Seniors, and School-Age Youths. HousingNOLA is fleshing out tracking strategies for the other identified vulnerable populations.

The Greater New Orleans Fair Housing Action Center will provide training for all New Orleans area shelter providers on fair housing obligations related to gender identity and expression.

**STATUS:** UNITY worked on a Cultural Competency and Humility Train-the-Trainer Training program, which trained prospective trainers in motivational interviewing, without making people feel defensive, and how to use their skills to change structural issues, with Community Impact Solutions Project.
Secure additional funding for housing opportunities for people living with AIDS, as HUD has cut funding for group settings and more individual assistance is needed.

**STATUS:** HousingNOLA is meeting with HUD and the New Orleans Office of Community Development to discuss housing providers that serve the LGBTQ community difficulties with HUD’s HOPWA and TBRA NOFA process that continues to make it harder to house those in need.

Engage stakeholders and cancer survivors to explore services and research data to develop housing policies that accommodate cancer survivors.

**STATUS:** HousingNOLA has engaged the Louisiana Cancer Prevention & Control Programs (LCP) with the Housing and Complex Care Convening to highlight and develop recommendations to address cancer survivors.

Advocate for the Louisiana Housing Corporation’s Qualified Allocation Plan to include points and higher set asides for special needs populations including homeless preferences for Low Income Housing Tax Credit Units, and integrated residential opportunities for people with disabilities.

**STATUS:** GNOHA’s Rental Committee and HousingLOUISIANA continue to advocate that government subsidized housing be included in the next Qualified Allocation Plan.

Explore policies that promote pet-friendly housing as part of the overall affordable housing production and retention in the City of New Orleans.

**STATUS:** The Louisiana Fair Housing Action Center released No Happy Tail: Emotional Support Animals in Housing report. HousingNOLA’s Leadership Board met with the SPCA to develop recommendations for pet-friendly housing, saving implementation for later.
Advocate for the introduction and adoption of **property tax reform measures** including, but not limited to making the tax freeze for people with disabilities permanent.

**STATUS:** During the LTC's Rules and Regulations session HousingNOLA advocated for adjustments to rules that would give added protection for those with Special Assessment Levels including persons with disabilities and seniors.
Strategic Goals

It would be simple to only rely on our city and state agencies to develop and execute a comprehensive housing blueprint, but to execute HousingNOLA’s full vision, we must be creative, intentional and strategic. Many say that New Orleans is one of the most “planned” cities in America and community members have contributed those strategies—including the HousingNOLA 10 Year Plan. We must almost balance the support of developers with the needs of community. With a collaborative approach to addressing these challenges, we could make significant progress towards our goals.
Refine and deploy a support system for Community Development Corporations (CDCs) and emerging developers that includes training, centralized administrative functions and construction management (OTC) to reduce overhead expenses.

**STATUS:** GNOHA and HousingNOLA has began outreach with local DBEs to establish a fair and standardized pricing list for construction of single-family, multi-family, mixed-use developments, and rehabilitation of dilapidated properties. **We wish to continue working with our minority contractors to establish a system that may be adopted by the City of New Orleans** as they begin to implement a number of pilot programs, including its Owner-Occupied Rehabilitation program.

**6.2 | CONTINUED in 2021 | 25% Complete**

Ensure that affordable housing developers spend City and State funds responsibly and within the timeframe provided by the government entity due to the limited government resources available for housing development.

**STATUS:** The Capacity Building Initiative was the result of an extensive assessment sent out to the community development corporations and community housing organizations, as well as housing counseling agencies. Committees such as the Homeownership and Rental Committee continue to discuss ways to address funding concerns.

**6.3 | CONTINUED in 2021 | 25% Complete**

Prioritize infill development within Diamond, Amber and Topaz neighborhoods to ensure that affordable housing developed by non-profit organizations has access to neighborhood amenities.

**STATUS:** In addition to the support HousingNOLA has provided to all affordable housing developers in Diamond, Amber, and Topaz neighborhoods, we have vocalized the need to remove restrictive single-family zoning in these neighborhoods to increase the possibility for multifamily development as well as accessory dwelling units. The HousingNOLA Title Clearing Initiative is also studying the possibility of tiny home infill in Diamond, Amber, and Topaz neighborhoods.
HousingNOLA will run the Housing Demand model to assess if the numbers of units to meet the need has changed and update the HousingNOLA 10 Year Plan for the 5 year anniversary.

**STATUS:** HousingNOLA has updated the Housing Demand Model. The Data working Group is currently reviewing latest numbers to adjust for changes due to impact on the economy preceding COVID-19.

HousingNOLA will annually update its Neighborhood Typologies with the most current data from sources that were used to identify the typologies. These updates will also use data secured through other HousingNOLA action items.

**STATUS:** HousingNOLA Neighborhood typologies have been updated. According to recent data, just over 30% of New Orleans neighborhoods are categorized as Emerald Neighborhoods, having high rates of vacant lots and homes and limited housing market activity. 25% of neighborhoods were categorized as Diamonds, with drastic increases in household income, home prices, and rent. Sapphire neighborhoods have decreased by 44% from 2014 to 2017, meaning New Orleans continues to lose neighborhoods with affordable rents and is seeing less market activity. There was also a 9% increase in the number of Ruby neighborhoods in 2017 keeping with the trend of higher-cost neighborhoods riddling the city.
GOAL 6

6.7 | ONGOING in 2021 | 100% Complete

**Increase advocacy efforts by educating, engaging and activating more citizens around housing issues, including piloting neighborhood housing plans.**

**STATUS:** HousingNOLA hosts various meetings through our Community Engagement Working Group and Community Review Team to *engage community members in local events and decision-making processes.*

6.8 | CONTINUED in 2021 | 100% Complete

**GNOHA will increase community members, specifically Community Review Team members, awareness of and participation in public planning processes like the HANO Agency Plan, city and state Annual Action Plans, city budget plans and the update of New Orleans' Master Plan.**

**STATUS:** HousingNOLA encourages Community Review Team members to participate in public meetings regularly. During meetings, guest speakers include professionals and public officials that are available for informative and Q&A sessions.

6.9 | CONTINUED in 2021 | 100% Complete

**Increase the participation of residents of subsidized housing in statewide housing advocacy, planning and legislative efforts, and initiatives like expanding regional housing alliances and launching a housing plan process.**

**STATUS:** HousingLOUISIANA continues to work on Resident Organizing with Community Change, with partners in Alexandria, Baton Rouge, Lafayette, New Orleans, and Shreveport. HousingLOUISIANA is working to develop a statewide organizing group of residents of subsidized housing. During 4th Annual Housing Movement Building Training, HousingLOUISIANA worked with Community Change's on a #HousingisEssential town hall with former HUD Secretary Julian Castro to discuss housing issues with those most impacted. Louisiana joined California, Oregon, and Washington to strategize on building a housing movement in their respective states. Community Change will also be supporting HousingLOUISIANA as it develops its housing policy agenda in preparation for the upcoming elections and Legislative Sessions. HousingLOUISIANA is currently working on ERASE (Emergency Rental Assistance to Stop Evictions) Campaign. HousingLOUISIANA continues to work with Community Change on resident organizing.
Improving Quality of Life

Issues like blight, amenities, transit, and recreation are all critical to the implementation of our housing plan that aims to increase equity and access. HousingNOLA recognizes this and seeks to promote healthy and inclusive neighborhoods with access to amenities, cultural activities, employment and educational opportunities. HousingNOLA supports mixed-income, racially diverse neighborhoods that provide safe and affordable housing for all.
7.1 | CONTINUED in 2021 | 25% Complete

Reduce blight and vacancy by working with community groups to track conditions.

**STATUS:** HousingNOLA is working to develop policy that protects the displacement of long-term residents through tax sale by increasing support for low-income housing rehabilitation.

7.2 | CONTINUED in 2021 | 25% Complete

Reduce blight and vacancy by exploring programs to put blighted and vacant properties into the hands of private owners and reduce displacement of long-term homeowners from properties being sold at tax sales (i.e. adjudicated properties).

7.3 | CONTINUED in 2021 | 100% Complete

Support the implementation of the Strategic Mobility Plan and the Workforce Housing Strategy that includes the Equitable Transit Oriented Development and the New Orleans Regional Transit Authority’s 20 Year Mobility Plan.

**STATUS:** The Strategic Mobility Plan has bookmarked multiple deliverables and goals to be completed by 2022, including waived parking requirements for developments near frequent transit service, targeted percentages of households within 30 minutes of needed community amenities such as healthcare and recreation, and a guaranteed share of work trips made by transit.

7.4 | CONTINUED in 2021 | 25% Complete

Work with HANO and the Guste Community to review a police officer occupancy pilot feasibility and possible implementation and/or expansion.

**STATUS:** The New Orleans Police Department was not interested in participating in the program, and the HousingNOLA decided to pause follow-up efforts with the rise of the COVID-19 pandemic and Black Live Matter activism.
7.5 | CONTINUED in 2021 | 50% Complete
Support efforts to create a living wage in New Orleans and across Louisiana.

**STATUS:** City Council approved a minimum wage increase to $15/hr for city workers in hopes to "set the tone for equity" in the private sector.

7.6 | CONTINUED in 2021 | 25% Complete
Increase overall outreach and participation in the 2020 Census in the Greater New Orleans area by coordinating multiple Complete Count committees and doing further outreach to local and partner organizations.

**STATUS:** HousingNOLA worked with statewide partners, such as the Power Coalition and Urban League, to increase engagement with the Census 2020. As of summer 2020, Louisiana had a response rate of about 56%. The Census form has to be completed by September 30th.

7.7 | CONTINUED in 2021 | 25% Complete
Focus on transit-oriented development overlay in areas with high levels of investment such as Canal Street at the Bio District, Lafitte Greenway, and the St. Claude Corridor.

**STATUS:** RTA approved the New Links regional transit network redesign proposal in March 2021. Community engagement meetings continued for additional input on the redesign. A new downtown transfer center was established at the intersection of Basin and Canal for better bus rider access from the West Bank and New Orleans East. RTA needs to identify funding to begin construction on this endeavor. RTA has also begun the process of establishing new bus stop shelters by early 2022. CPC, RTA, and the Mayor's Office of Transportation hosted a community engagement meeting in April 2021 around the Transit Oriented Communities (TOC) Plan for Orleans Parish with a plan to release their report in June 2021, but the report has not been published on the CPC website as of October 2021.
Support efforts to update and fully implement a Complete Streets policy for New Orleans and the region to create comprehensive walking, biking, and transit networks that integrate with one another and connect residents to job centers, parks, schools, healthy food outlets, churches, and other popular destinations.

**STATUS:** As of Spring 2021, approximately 10 miles of Complete Streets infrastructure has been built throughout Algiers through the ‘Moving New Orleans Bikes’ initiative. Construction is also underway in neighborhoods in and adjacent to downtown New Orleans, beginning with the Treme and 7th Ward, followed by improvements in Gentilly and Mid-City.

Support efforts to establish a Commercial Corridor Strategy that promotes economic stability and equity while implementing a strategy to prevent displacement due to gentrification.

**STATUS:** NOLA Business Alliance and the City of New Orleans launched the ‘Resilient Corridors Initiative’ to facilitate in commercial revitalization, economic development capacity building, and financial support for small businesses in Algiers, Gentilly, Gert Town, Hollygrove, Lower Ninth Ward, New Orleans East, and Tremé. The impacts of the initiative can be found here.