

2022 ANNUAL REPORT CARD

Evaluation of Progress
Towards a More Equitable New Orleans



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Letter from the Executive Director

Andreanecia M. Morris



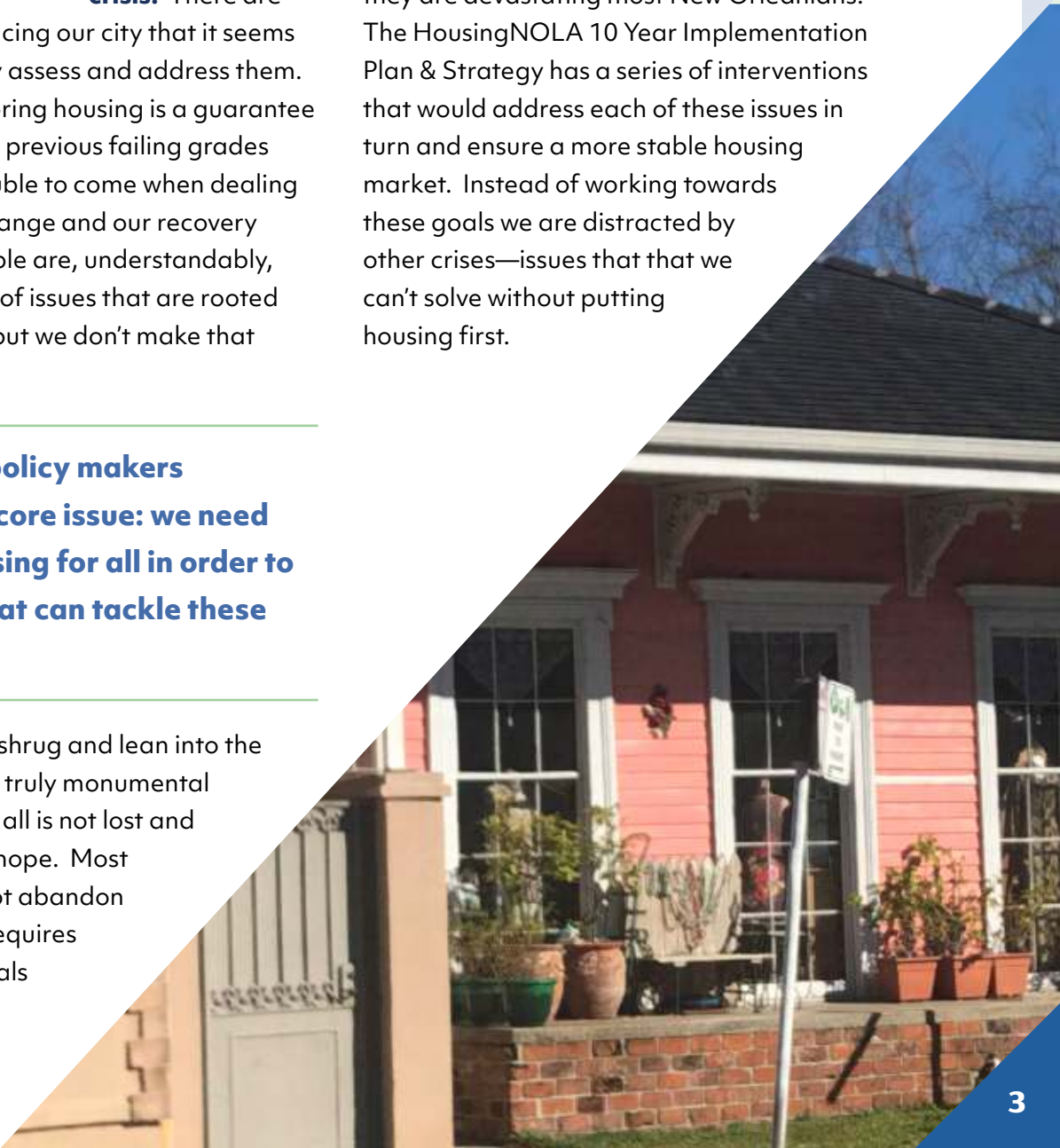
We would love to be able to share the news that New Orleans is finally turning a corner and heading in the right direction. But that wouldn't be true. **We are NOT dealing with the city's affordable housing crisis.** There are

so many challenges facing our city that it seems impossible to properly assess and address them. But we know that ignoring housing is a guarantee for failure. In fact, the previous failing grades were indicative of trouble to come when dealing with crime, climate change and our recovery from COVID-19. People are, understandably, consumed by a range of issues that are rooted in housing insecurity, but we don't make that connection.

Too many of our policy makers distract from the core issue: we need to guarantee housing for all in order to build a just city that can tackle these other challenges.

It would be so easy to shrug and lean into the excuses provided by a truly monumental set of challenges. But all is not lost and there is still reason to hope. Most importantly, we cannot abandon the call to arms that requires that our elected officials

#PutHousingFirst. Doing so would set us on a path that would cost this city its future. We can make direct connections between the failure to address housing issues and the subsequent and consistent series of catastrophes. Some are obviously connected to housing, but we don't always connect the solutions to the underlying crisis. For example, New Orleanians have been rocked with increases in interest rates, insurance premiums and sky high utility bills over the past year. Individually these increases would bode ill for segments of the population, but together they are devastating most New Orleanians. The HousingNOLA 10 Year Implementation Plan & Strategy has a series of interventions that would address each of these issues in turn and ensure a more stable housing market. Instead of working towards these goals we are distracted by other crises—issues that that we can't solve without putting housing first.



Acknowledgements

HousingNOLA is a 10-year partnership between community leaders, and dozens of public, private, and nonprofit organizations working to solve New Orleans' affordable housing crisis. Our efforts are generously supported by JP Morgan Chase, 2030 Fund, Community Change, Kresge Foundation, National Low Income Housing Coalition (NLIHC), Funders for Housing and Opportunity, Energy Foundation, Greater New Orleans Foundation, Capital One, Ford Foundation, Southern Power Fund Award, Justice 40 Accelerator, Foundation for Louisiana, Power Coalition for Equity and Justice, and the generosity of the people of New Orleans. Additional support and resources provided by Action Group Network, Connecting Capital, and Community (3C) Initiative at the Center for Community Investment (CCI) and the Black Freedom Collective.

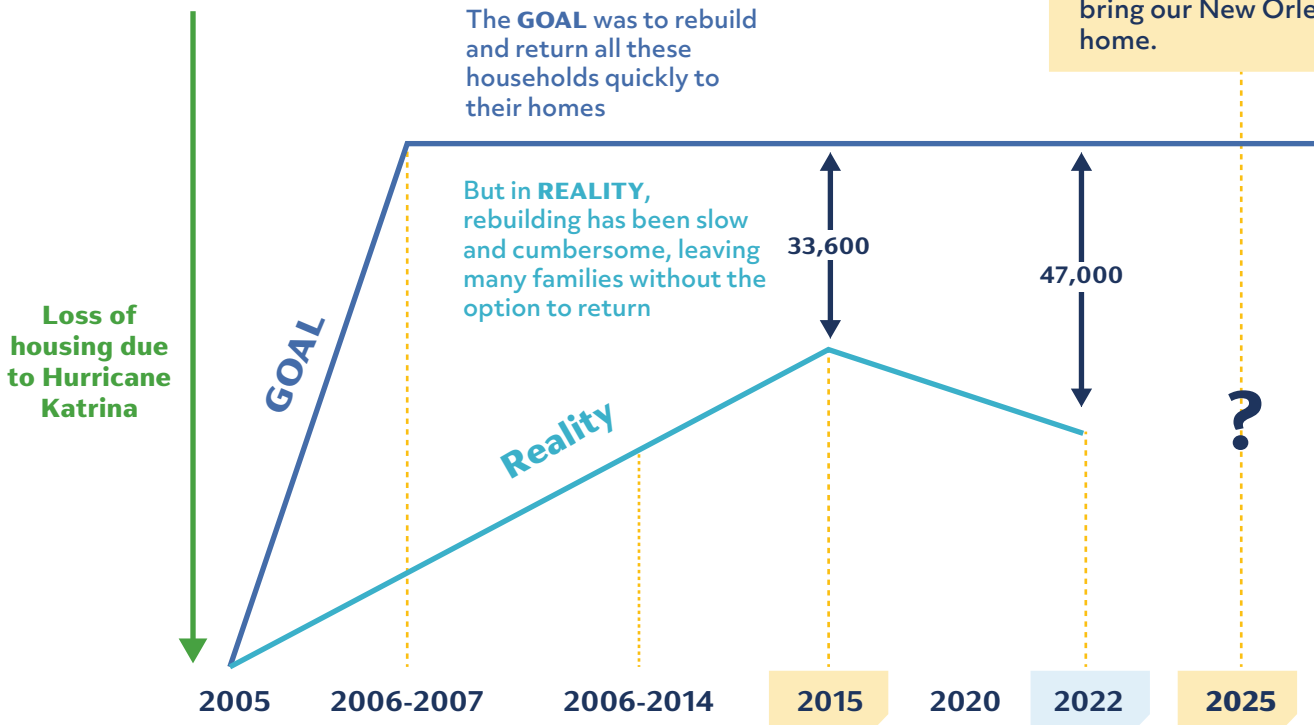
HousingNOLA also partners with the Greater New Orleans Housing Alliance (GNOHA), a collaborative of home builders and community development organizations advocating for the preservation and production of affordable housing. The two organizations work together with HousingNOLA serving as convener and GNOHA advocating together, ensuring that the community-crafted housing plan is put into action by local policymakers. HousingNOLA believes our community can provide high-quality, safe and accessible housing that is affordable to individuals and families of all income levels throughout New Orleans, and this would not be possible without the ardent support of the people of New Orleans, who we have pledged to serve.

HousingNOLA/GNOHA represents the New Orleans area in the HousingLOUISIANA Network, a statewide alliance of housing practitioners and advocates whose primary goal is to ensure that the housing needs of all Louisianans are met. Through our statewide network of the nine regional housing alliances and working groups in New Orleans, Shreveport, Baton Rouge, Lafayette, Lake Charles, Northshore, Monroe, Alexandria and Houma-Thibodaux, we work to better coordinate advocacy efforts and build better collaborations across the state. Launched in 2019, HousingLOUISIANA has been increasing its capacity to build the institutional infrastructure and support alliance members in each region through technical support, sub-granting, advocacy, training and networking.

HousingNOLA's mission is to provide a road map to maximize the effectiveness of scarce government resources, increasing non-traditional resources, and assisting private sector investors in making strategic choices. HousingNOLA is a 10-year partnership between the community leaders, and dozens of public, private, and nonprofit organizations working to solve New Orleans' affordable housing crisis.



Losing Ground on Affordability



2025 marks the goal post of the HousingNOLA Plan to guide public agencies and private developers to build the housing we need to bring our New Orleanians home.

The **HousingNOLA 10 Year Plan**, developed in 2015, showed that we needed 33,600 housing units built to house our population and bring home those displaced from Hurricane Katrina

In February of 2022, the **Housing For All Plan** showed that rising prices had further limited the availability of affordable homes in New Orleans. Our goal therefore increased to creating 47,000 affordable housing units through new development, preservation, and subsidies.

Between 2006 and 2015:

- **2006:** The Louisiana Housing Corporation created 34 developments with 108 units in total.
- **2009:** The City of New Orleans Office of Community Development provided 669 housing opportunities through Community Development Block Grant funds.
- **2012:** It also built 133 units in 2012 with both HOME and Neighborhood Housing Improvement Fund dollars.
- **2011:** The New Orleans Redevelopment Authority constructed 65 units.

- **2015:** The Louisiana Office of Community Development had helped landlords repair 6,153 homes through the Small Rental Property Program.

These kinds of interventions are still needed and can be done again. All that's needed is for housing for all to be prioritized. See the Public Funding Appendix to learn more.

State of Housing in New Orleans

Housing Snapshot

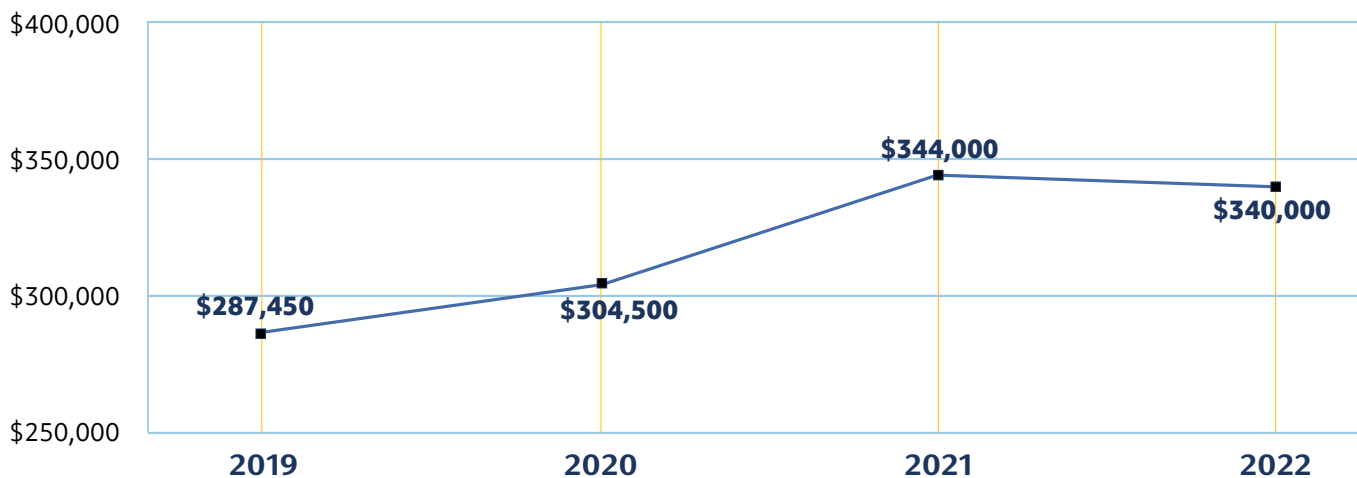
Figure 1: Damage Levels from Hurricane Ida, 2021

Damage Level	Owners - Eligible and Ineligible because Insured		Renters - Eligible Only		Cost to Repair
	#	%	#	%	
Minor	10,722	34%	254	1%	\$10,976,000
Moderate	19,236	61%	23,829	94%	\$409,117,500
Major	1,261	4%	1,014	4%	\$45,500,000
Destroyed	315	1%	254	1%	\$170,700,000
Total	31,534	0	25,351	0	\$636,293,500

Source: FEMA, data interpreted by Asakura Robinson

We've already felt the dire effects of climate change with increased heat and more intense storms. We can only expect to experience more extreme weather in years to come. We know that old building standards are no longer going to cut it when it comes to rebuilding in the face of climate change. The costs to repair the damages from Zeta and Ida come to over \$1 billion. It may sound like a big number, but that's what's needed to build resilient infrastructure. These price estimates come from HousingNOLA's Housing For All Action Plan rebuilding methodology, published February 2022. These estimates include equipping homes with resilient building materials, energy efficiency accommodations, and solar panels and batteries. This must be the new normal for housing construction.

Median Sales Price *



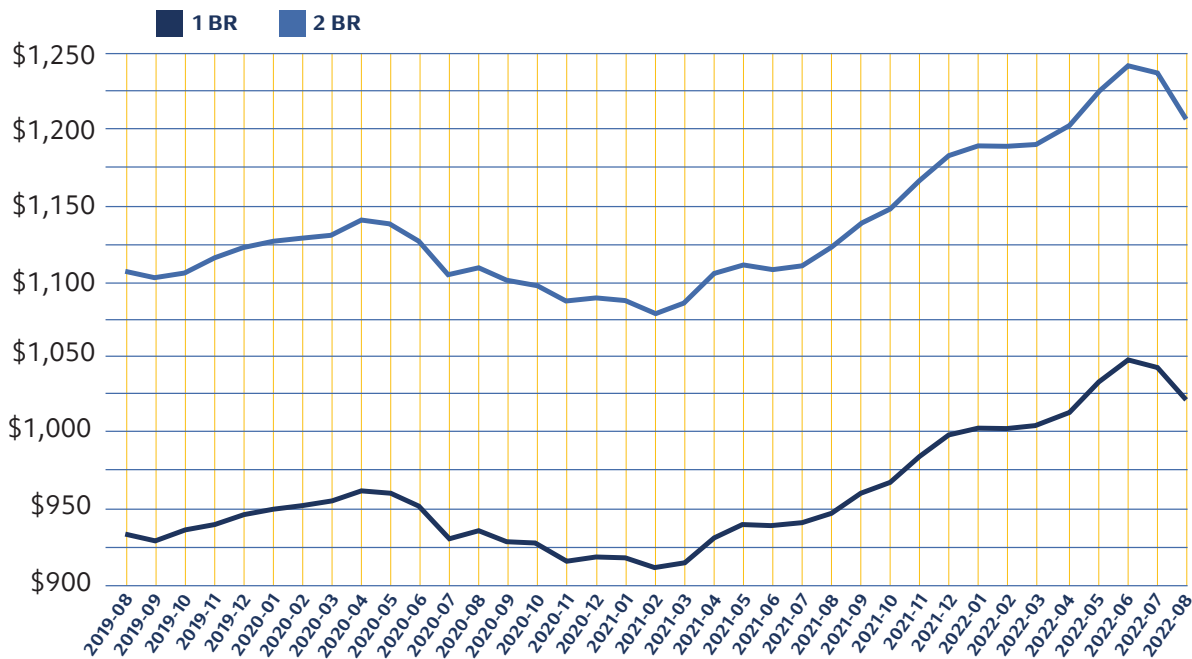
* Does not account for sale concessions and/or down payment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Source: New Orleans Metropolitan Association of Realtors (NOMAR) <https://gsrein-public.stats.showingtime.com/reports>

All Residential Properties in MLS	Year to Date		
	August 2021	August 2022	% Change
Days on Market Until Sale	49	37	-24%
Median Sales Price*	\$344,000	\$340,000	-1%
Average Sales Price*	\$427,198	\$413,194	-3%

* Does not account for sale concessions and/or down payment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Estimated Median Rent Across New Leases Signed



Apartment List Rent Estimates. <https://www.apartmentlist.com/research/rent-estimate-methodology>

Assistance through LA Office of Community Development – Disaster Recovery Unit

	# Households Received	# Households Allocated For	Dollars Allocated	Total Dollars Disbursed	Total Dollars Remaining
American Rescue Plan LIHEAP	2567	N/A	\$4,300,063	\$3,988,185.81	\$494,762
FY2022 LIHEAP (99%)	5071*	N/A	\$4,826,921	\$2,584,064.61	\$1,313,664
LIHWAP (Water) - Consolidated Act	1052	N/A	\$1,183,444	\$825,386	\$358,058
LIHWAP (Water) - American Rescue	0	N/A	\$927,463	\$0	\$927,463

State of Housing in New Orleans

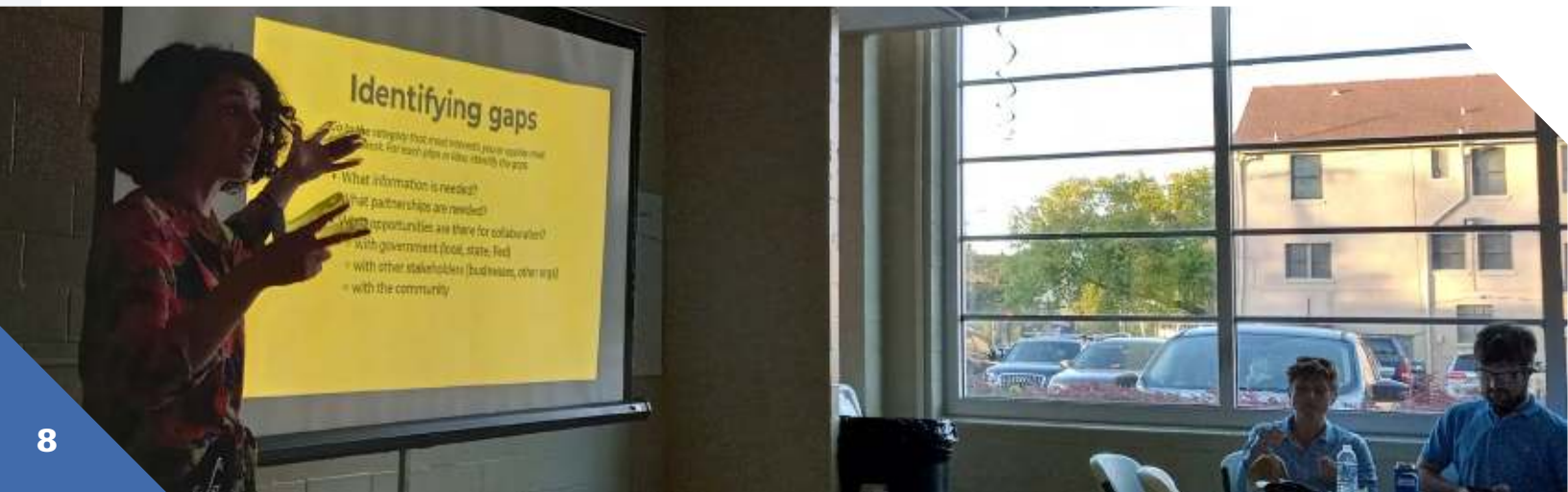
Production of Housing Opportunities

Housing Supply	2006 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	Sept. 2021 - Aug. 2022
Created by the City of New Orleans* Source: CNO OCD, FNO, HANO, and NORA	6,548	572	358	118	304	190	386	363
Louisiana Housing Corporation Opportunities ‡ Source: LHC	10,876	358	35	114	0	1	59	52
Office of Community Development Disaster Recovery Units† Source: LA OCD-DRU	53,037	5	7	N/A	N/A	2	0	0
Housing Choice Vouchers Utilized Source: HANO	17,729	18,193	18,281	17,920	17,425	17,207	17,664	17,628
<i>Annual Change</i>		+464	+88	-361	-495	-218	+457	-36
Total New Subsidized Opportunities	88,190	935	400	-129	-191	-25	902	-42
Affordable Units Developed without Public Subsidy Source: Habitat for Humanity	N/A	N/A	N/A	12	8	7	9	6
Total Change	88,190	1,399	488	-177	-183	-18	911	-32

*Total after deduplication of addresses that received multiple sources of subsidies

†Placed in service during the time period

‡Approved in New Orleans (SRPP + Road Home)

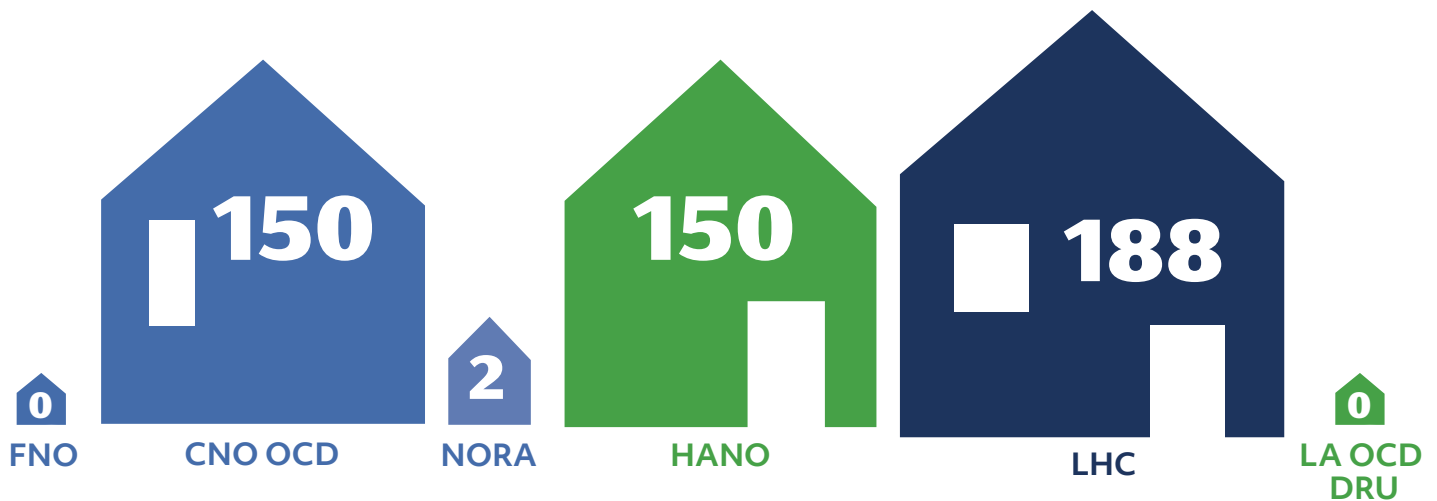


State of Housing in New Orleans

Public Partner Production



Partnerships led by the City of New Orleans (September 2021 - August 31, 2022)



These numbers represent each agency's investment in creating new affordable housing opportunities and there is some overlap. Due to multiple funding sources often being needed to create one housing opportunity, production of affordable housing units/opportunities is not as high in number as it may seem. This year, we were unable to confirm the total number of vouchers in use, so we are unable to put a number on the true net gain or less of housing opportunities in New Orleans.

State of Housing in New Orleans

Production of Housing Opportunities

Housing Impacts	2006 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	Sept. 2021 - Aug. 2022
New Voucher Opportunities Created (Total) Source: HANO	N/A	N/A	N/A	N/A	104	35	15	118
Number of HUD-VASH Vouchers in Use Source: HANO/UNITY	255	8	2	-45	-9	5	0	**
Waiting List for Vouchers Source: HANO	13,013	27,959	24,192	24,197	24,196	22,514	17,315	582
Number of Permanent Supportive Housing Vouchers Source: UNITY	592	250	183	123	40	-57	6	**
Number of Properties Auctioned by New Orleans Redevelopment Authority Source: NORA	2,472	179	93	95	105	N/A	156	0
Small Rental Property Program Loan Units Expiration Source: LA OCD-DRU	N/A	N/A	N/A	65	664	391	207	499

*Wait list was partially purged in 2021

** Not Provided

Homelessness*	2015	2016	2017	2018	2019	2020	2021	2022
Sheltered Source: UNITY	1,163	914	776	594	749	759	560	**
Unsheltered Source: UNITY	818	789	525	594	430	555	482	**

*Point-In-Time Count Conducted January That Year

** Not Provided

Short Term Rentals	2006 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022
Total Active Short Term Rentals* Source: City of New Orleans	N/A	N/A	N/A	N/A	6,379	4,170	2,974	3,475

*At any given time during the period

How Did We Do In 2022?

Earlier this year, we debuted our *Housing for All Investment Plan* which builds on the revolutionary work HousingNOLA has done for the past eight years and seeks to lay claim to the historic investment opportunities.

This must be combined with an accountability and citizen engagement strategy to ensure these funds do not follow previous patterns and actually bring stability to the people of New Orleans.

We're not here to lie to the community. And even if we were, the state of housing in New Orleans would certainly give the game away. Housing is at the root of a myriad of problems our city is currently facing. It's a crisis strangling New Orleans slowly but surely.

These problems absolutely require that housing be addressed in an equitable and straightforward manner. While we certainly regret having to share such news—we won't shirk from it. New Orleans has earned, for the third year in a row, a failing grade for housing.

Despite that grim reality, here were some bright spots that will allow us to build and hopefully achieve much more success next year. The Healthy Homes Ordinance was introduced at the end of September and could finally become a reality—this was after New Orleans added Right to Counsel to its annual budget. The Louisiana legislature made evicting renters after a hurricane illegal and launched a pilot program that could, if properly designed and implemented, result in lower wind and hail insurance premiums. We also saw significant progress in resetting our building standards so homes could be safer and more resilient.



2022 Score Card Overview

Goal	Score
1 Preserve and Expand Supply of Affordable Units	41%
2 Prevent Future Displacement	38%
3 Enforce and Promote Fair Housing Policy	43%
4 Encourage Sustainable Design and Infrastructure	38%
5 Increase Accessibility for All	47%
6 Strategic Goals	75%
7 Improving Quality of Life	44%
Overall Score:	F 45% Overall



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 at least 7,500 new home from the various agencies responsible for creating and subsidizing housing-- a far

cry from the 2,452 we have netted. Living with COVID-19, means that 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.

 1.1 | CONTINUED in 2022 | 25% Complete

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: HousingNOLA Developed its Housing For All Action Plan, a more comprehensive update to the 2018 Community Development Finance Plan. This latest research shows \$37 billion is needed to ensure equitable development that will help our city grow its population and economy and recover more quickly from disasters. Reaching this number is eminently possible over time with the help of public and private partners.

 1.2 | CONTINUED in 2022 | 50% Complete

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: City agencies track their production of affordable housing, but are slow to comply with public records request. We know that 363 new units became available this year, but haven't received information on vouchers to contextualize it. We urge city agencies to continue to work with us as partners with a shared goal.

 1.4 | CONTINUED in 2022 | 25% 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: In late 2021, the New Orleans City Council passed an amendment to the Comprehensive Zoning Ordinance to allow 3- and 4-plexes in neighborhoods zoned single family so long as they include one affordable unit. In early 2022, City Council entertained allowing Accessory Dwelling Units to be granted by right to homeowners, but ultimately declined to proceed.

1.5 | CONTINUED in 2022 | 50% 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: HousingNOLA and GNOHA participated in the Louisiana Tax Commission's Rules and Regulations session once again. We were able to get increased participation from partner organizations as well. Rep Willard's bill HB 143, Amendment 6 on the November 8 ballot and the #PutHousingFirst Campaign will advocate for its passage in order to limit extreme increases in property taxes.

1.6 | CONTINUED in 2022 | 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: HousingLOUISIANA Resident Organizing Team is conducting a Louisiana Disaster info session to discuss funding from the OCD-DRU to address allocation from CDBG funds for areas impacted by Hurricanes Laura, Delta, and Ida.

1.7 | CONTINUED in 2022 | 50% 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: NOLA Public Schools co sponsored a study of affordable housing study that included developing a strategy to utilize land banked properties for affordable housing. The City of New Orleans' Office of Youth and Families (OYF), Office of Housing Policy and Community Development (OCD), ReNEW Schools, New Schools New Orleans and Total Community Action launched a \$1.5 million down payment assistance program created for early childhood educators, teachers in grades K-12 and school behavioral health professionals within the Orleans Parish school system.

 **1.8 | CONTINUED in 2022 | 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: With the failure to renew the Neighborhood Housing Improvement Fund mileage, the city of New Orleans has decreased its dedicated revenue for affordable housing. One time funds from the federal government expressly dedicated for housing are expended but do not adequately meet the need. State funds from federal sources (COVID Rent/Mortgage Relief) are also being delayed.

 **1.9 | CONTINUED in 2022 | 75% 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. While a good portion of the \$5.18 billion that Louisiana received under the ARP has been spent, funds still remain at local jurisdictions and at the state that require community input in the coming months. The State of Louisiana Office of Community Development created the Restore Louisiana program to help homeowners recover from federally declared disasters. As of now, there are \$2.25 billion allocated by the U.S. Department of Housing and Urban Development through Community Development Block Grant-Disaster Recovery program for Restore Louisiana. The Louisiana State Legislature passed a law in 2022 that provides funds for the Louisiana Fortify Homes Program, with revenues generated by the Louisiana Department of Insurance, not to exceed \$10 million in any fiscal year beginning January 2023. The program will provide up to \$10k grants to homeowners with homestead exemptions for the purposes of fortifying roofs.

 **1.11 | CONTINUED in 2022 | 50% Complete**

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

STATUS: The Workforce Housing Council continues to pursue partnerships within the business sector, specifically employers and business leaders, to encourage the expansion of Employer-Assisted Housing Programs. The Council is also working with Unite Here Local 23 to track the progress of the Jazzland Six Flags development in District E and the Convention Center workforce housing development proposal. The Council will maintain a partnership with United Here Local 23 to craft policy recommendations that would work in tandem with continued efforts to raise the state and local minimum wage.

 **1.12 | CONTINUED in 2022 | 25% Complete**

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

STATUS: The Workforce Housing Council maintains a partnership with Ride New Orleans, the leading public transit advocacy group for Metro New Orleans, through coordinated and collaborative advocacy based on promoting transit-oriented development. The Council is also a key organization in the restructuring of the Complete Streets Coalition consisting of various intersectional partners working with the City of New Orleans to guarantee equitable access to all available public amenities through the Complete Streets Ordinance.

In an effort to retain the local educator workforce, the City of New Orleans is now offering down payment and closing cost assistance to instructors, teachers, paraprofessionals, and school behavioral health workers through a soft second program.

 **1.13 | CONTINUED in 2022 | 75% Complete**

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

STATUS: The Healthy Homes Ordinance was introduced by the New Orleans City Council at its September 29, 2022 Governmental Affairs Committee.

 **1.14 | UPDATED in 2022 | 25% Complete**

Ensure that STR revenues are collected.

STATUS: The focus from elected officials has shifted to increased restrictions against short term rentals as opposed to ensuring that STR revenue is properly circulating outside of the tourism industry to stabilize long-term New Orleans residents.

 **1.17 | ADDED for 2022 | 50% 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.

2.1 | CONTINUED in 2022 | 100% Complete

Support new pilot programs (Evictions Court Watch) and create new strategies (Housing Court, NYC Renters Right's Agenda, etc.) to increase tenant protections.

STATUS: The New Orleans City Council appropriated annual funds to provide and made Right to Counsel a permanent fixture in New Orleans eviction court.

2.2 | CONTINUED in 2022 | 25% Complete

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 deferral, etc.). Alternatives should be explored in the event the ballot initiative doesn't pass.

STATUS: The proposed change to tax assessment policy that GNOHA proposed in 2021 was not approved, but GNOHA continues to work with Southern Poverty Law Center, Together Louisiana and other partners has resubmitted this amendment for consideration by the Louisiana Tax Commission to update their Rules and Regulations Manual in 2022. The proposed 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.



 2.4 | CONTINUED in 2022 | 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 Louisiana State Legislature passed a law in 2022 that provides funds for the Louisiana Fortify Homes Program, with revenues generated by the Louisiana Department of Insurance, not to exceed \$10 million in any fiscal year beginning January 2023. The program will provide up to \$10k grants to homeowners with homestead exemptions for the purposes of fortifying roofs.

 2.6 | CONTINUED in 2021 | 25% Complete

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

STATUS: The HelpNOLA Now committee is working with Ashe Cultural Arts center to combat health and housing by working with Community Health Workers from the organization. The goal is to use HousingNOLA as a referral for residents who are in need of housing and combating with mental health due to housing insecurity.





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.

3.1 | CONTINUED in 2022 | 25% Complete

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.

3.3 | CONTINUED in 2022 | 25% Complete

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 2022 update of the Community Development Finance plan as the Housing For All Action Plan in February 2022. It estimates a required \$37 billion dollars in order to eliminate cost burden, close the racial wealth gap, ensure a more resilient housing stock and system, and to combat displacement. These intervention will require the efforts of the private sector, government, and philanthropy to create robust and sustainable investment and development strategies that produce significant community impact.

3.4 | CONTINUED in 2022 | 75% Complete

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: Several bills were introduced in the 2022 Legislation Session to increase renters rights and most did not pass. HB 160 was enacted and will prevent those evictions after natural disaster and will hold landlords more accountable in other ways: Renters can recover a penalty when landlords skip the court eviction process; the landlord would need to pay the tenant either \$500 or twice the amount of monthly rent, whichever is greater; tenants evacuating for a storm for 30 days in parishes with a federal disaster declaration cannot be used as evidence of "abandoning" a property, and; renters fighting illegal evictions won't have to pay expensive security bonds and have waived court costs.

3.5 | CONTINUED in 2022 | 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 SEE CHANGE Collective is a catalyst for closing the wealth gap for Blacks and Hispanics/Latinos in the Greater New Orleans Region by focusing on three pathways to wealth-building – home ownership, business ownership and entrepreneurship, and income and wages. The Urban League of Louisiana launched the initiative in early 2021 beginning with an 18-month planning phase designed to establish a coordinated regional implementation strategy for addressing racial disparities in homeownership, business ownership and entrepreneurship, and income and wages. SEE CHANGE is a data-driven, community-oriented and outcomes-focused initiative committed to identifying policy and practice solutions to close the racial wealth gap in the Greater New Orleans region.

3.7 | CONTINUED in 2022 | 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: This policy recommendation is integrated in the #PutHousingFirst Platform and is a commitment asked of First and Second City Court Clerks during election season.

3.8 | CONTINUED in 2022 | 50% Complete

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

STATUS: HousingNOLA's Housing Landlord Working Group Landlord Subcommittee is working with HANO, LA Housing Search, and a number of small landlords to facilitate outreach and encourage them to lease units to HCVP participants.

3.9 | CONTINUED in 2022 | 75% Complete

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

STATUS: The Opportunity Youth committee has seen a lack of Housing in New Orleans and more homeless students in the NOLA PS System. The committee will continue to implement the FYI for youth coming out of foster care to ensure they have a stable home.



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.

4.1 | CONTINUED in 2022 | 25% Complete

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.

4.2 | CONTINUED in 2022 | 25% Complete

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.

4.3 | CONTINUED in 2022 | 25% Complete

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.

4.5 | ONGOING in 2022 | 50% Complete

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

STATUS: FNO has deployed its Green Mortgage Program, but due to issues with inflation, increased interest rates, insurance and other real estate market issues, the program is not as widely available as necessary. FNO is working to adapt and update the program.

4.9 | CONTINUED in 2022 | 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, 2023 with no major changes save dramatic increases in the cost of Flood Insurance in Louisiana.

4.10 | CONTINUED in 2022 | 50% 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: HousingLOUISIANA is interested in working with Taproot Earth to plan a congressional town hall about the intersection between housing and climate change. This will be an opportunity to say to members of congress how these issues are connected to the everyday lives of their constituents and ask questions. This year's Annual Gulf Gathering will take place from October 6th - 9th at Camp Beckwith (10400 Beckwith Ln, Fairhope, AL 36532). At Gulf Gathering, our goals are to:

1. Convene climate justice leaders from across the region (TX, LA, MS, AL, FL, and PR) to build relationships
2. Strengthen the network through knowledge sharing and trainings
3. Assess years 1 and 2 of the GS4GND formation
4. Identify regional priorities for Year 3 (2022-2023) to build a regional action plan and strategy as a climate solution formation
5. Update and affirm hub governance and leadership structure
6. Develop Fiscal Year 3 hub budgets

4.12 | CONTINUED in 2022 | 25% Complete

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.

4.15 | CONTINUED in 2021 | 100% Complete

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

STATUS: Energy Efficiency for All Louisiana, a coalition of affordable housing, health, energy, environmental, and community leaders working to change policies and practices to ensure all Louisianians live in affordable and healthy homes, recently made major headway in ensuring that buildings will be built more energy efficient in Louisiana. In July 2022, Governor John Bel Edwards signed House Bill (HB) 803 into law requiring the statewide adoption of ACT No 635, the 2021 International Energy Conservation Code and International Residential Code Chapter 11 Energy Efficiency. The new law will transfer the responsibility of commercial energy code enforcement from the state government to the local, municipal/parish government and third-party providers, while the Louisiana State Uniform Construction Code Council (LSUCCC) will add the IECC as part of the statewide adopted codes. The Governor's signature was the culmination of two years of work by Energy Efficiency for All Louisiana, a collaborative partnership between the Alliance for Affordable Energy, Greater New Orleans Housing Alliance, and Green Coast Enterprises. Working Under the stewardship of Representative Foy Gadsberry and the Louisiana Home Builders Association, coalition partners were able to get the bill passed unanimously in both chambers.

4.18 | CONTINUED in 2021 | 50% Complete

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

STATUS: The Greater New Orleans Homebuilders has launched a program to train builders / roofers to install roofs that would allow property owners to take advantage of the statute that provides wind/hail relief for insurance premiums.





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.

5.1 | CONTINUED in 2022 | 25% Complete

HousingNOLA and partners should pursue additional funds to **pay for home modifications to increase accessibility for renters and homeowners with special needs.**

STATUS: HousingNOLA is working in collaboration with Disability Rights Louisiana to craft an investment strategy to address the housing needs of people with disabilities, track the impact of existing policies, and ensure ADA compliance for larger developments.

5.2 | CONTINUED in 2022 | 25% Complete

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.

5.4 | CONTINUED in 2022 | 25% Complete

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 brought to court. The Data Working Group will look into getting reports from the Commission.

5.5 | CONTINUED in 2021 | 50% Complete

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 vulnerable populations underserved.

 **5.11 | ONGOING in 2022 | 50% Complete**

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.

 **5.16 | CONTINUED in 2022 | 50% Complete**

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.





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.

 **6.1 | CONTINUED in 2021 | 100% Complete**
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 begun 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 2022 | 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.

 **6.5 | CONTINUED in 2022 | 100% Complete**

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: The Data Working group and other partners participated in the production of an update to the HousingNOLA plan, published in February 2022 as the Housing For All Action Plan. It lays out a cost estimate for various housing interventions that seek to eliminate cost burden, close the racial wealth gap, ensure a more resilient housing stock and system, and combat displacement.

6.7 | ONGOING in 2022 | 100% Complete

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

STATUS: HousingNOLA and GNOHA worked with the Mayor's Office of Community Assets and Investments on a community education campaign around the expansion of Accessory Dwelling Units (ADUs).

6.8 | ONGOING in 2022 | 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 | ONGOING in 2022 | 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: Continuing for 2022. HousingLOUISIANA introduced its Resident Organizing Team in June 2022. The team is working on implementing a resident database for community members.



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.

7.2 | CONTINUED in 2022 | 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).

STATUS: Code Enforcement spoke about their challenges addressing blight at the City Council Quality of Life Committee September 8, 2022. They are understaffed and would do better if they had control of their own budget, instead of being under the Office of Community Development. The council was receptive to both interventions and is also introducing policy to catalog all blighted property owned by the City of New Orleans.



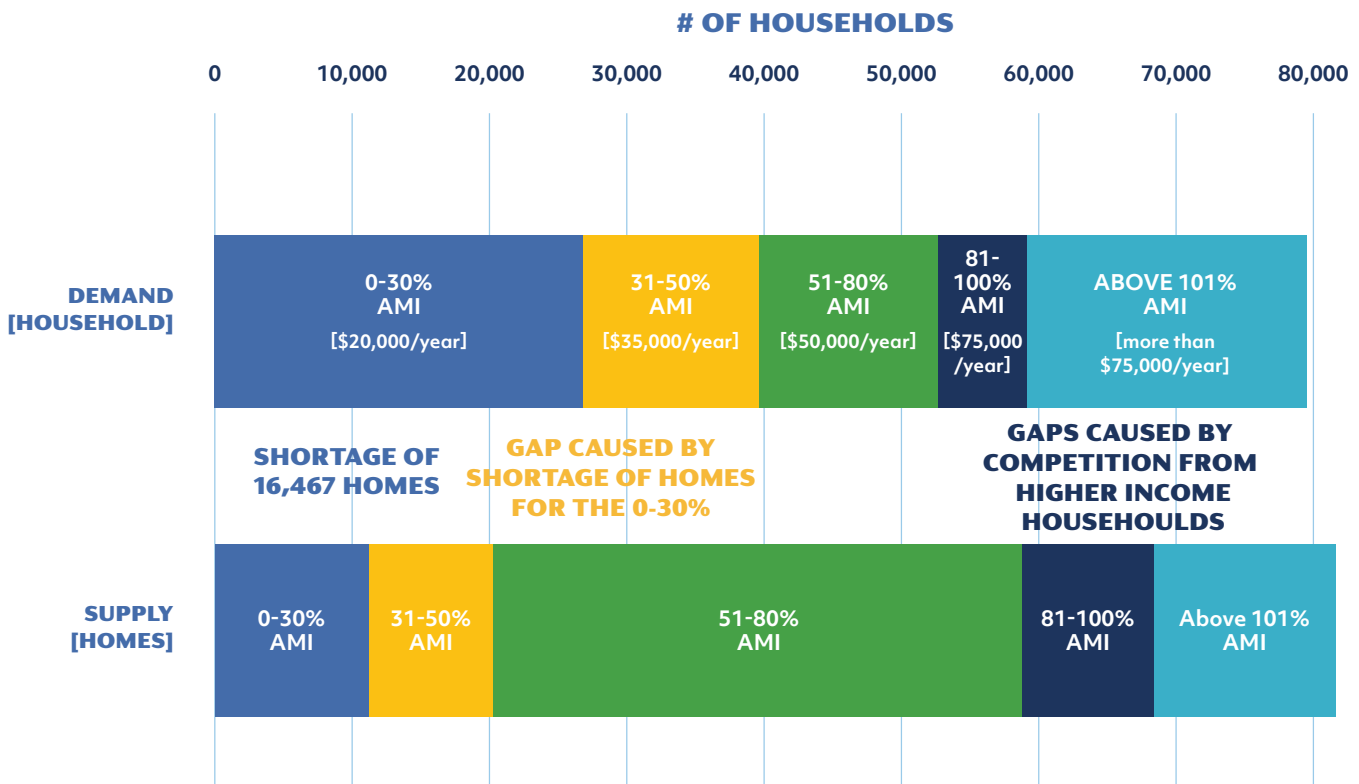
2022 State of Housing Highlights

The Housing Affordability Gap for Renters in New Orleans

The price of housing far exceeds affordability levels for many residents, especially those in the lowest income levels. While this pattern plays out across the market, affecting home owning and renting households alike, the gap is most severe for renters earning between 0-50% AMI. American Community Survey data for 2021 shows that the median rent rose to \$1,082 while the median income in the city decreased by almost \$4,000 since 2019.

Figure 2 shows the distribution of housing demand and supply for renters in New Orleans. **One clear conclusion is that the demand for affordable rentals at 0-30% AMI, who can afford a maximum of \$500/month in affordable rent, far exceeds the supply of housing at this income level:** demand outstrips supply by over 16,000 homes. These households therefore end up competing with households at 31-50% AMI (maximum of \$875/month affordable rent) and 51-80% AMI (maximum of \$1,250/month affordable rent) for housing. Households at 31-50% AMI, or about \$20,000-\$35,000 per year, are also under-supplied with affordable rental homes. The result of this price mismatch is that nearly 30,000 renter households earning between 0-50% AMI, or up to \$35,000 per year, are cost-burdened.

Figure 2: Distribution of Housing Demand and Supply for Renters in New Orleans



2022 State of Housing Highlights

For homeowners, housing payments enumerated in Census Bureau data appear to be more affordable than renters' payments, but this does not account for potentially high maintenance costs and increased burdens such as energy bills, insurance, and property taxes that may prevent low-income owners from sustaining their housing in the long term. **In total, nearly 25,000 homeowner households are cost-burdened in New Orleans, and 17,833 of these are homeowners with a mortgage.** American Community Survey data allows us to compare the monthly housing costs as a percentage of household income between households with a mortgage and those without. Thirty-eight percent of households with a mortgage pay more than 30% of their household income on their monthly ownership costs. This is almost double 20% of households without a mortgage that are cost burdened and pay more than 30% of their household income towards housing.

Cost Burden for Homeowners by Mortgage Status

	Households	Percent
With Mortgage	17,833	38%
Without a Mortgage	6,870	20%

Source: U.S. Census Bureau American Community Survey 2021 1-Year Estimates

This discrepancy is demonstrated in the actual dollar amount paid by these households. For households with a mortgage, the median monthly payment is \$1,784. Approximately 48% of these households pay between \$1,000 - \$2,000 in monthly costs, and about 17% percent pay \$3,000 or more. Households without a mortgage have a median monthly payment of \$546, with 55% payment between \$250 - \$599 per month.



Looking Forward

After reviewing this year's State of Housing and the middling progress made there is an obvious conclusion. We have to do better. This almost rings hollow at this point, but there is a light at the end of the tunnel. We can report some progress. Ordinances have been introduced and bills have been passed that illuminate a path forward to creating more equity in the relationship between renters and tenants. But there is still more work that must be done we cannot accept these tentative steps as genuine progress, particularly when our leaders demonstrate extraordinary interest in all manner of distractions and in other initiatives that desperately need housing in order to be successful. Whether it's climate change or our COVID-19 response **our leaders must #PutHousingFirst**. It is the only way that we will see real change. It is the only way that the people of New Orleans will get their fair shot.

Again, ending housing insecurity will require an approach that is innovative, comprehensive, and sustainable. We have to continue to amplify this message—that's why we continue to deepen our relationships with intersectional partners.

To truly address these four issues in a holistic manner will require a generational investment. Our cost estimate, which is detailed further in the full report, estimates that **the total cost of remedying these issues will be approximately \$37 billion**. Yet a generational investment is what is required to establish a sustainable future for our community, and it will bring significant returns. With this investment, New Orleans will see benefits including:

- Over **\$13 billion in new spending** that can support New Orleans businesses and generate economic growth over the next 30 years, due to decreases in the share of household income that must go to housing.
- Over **45,000 new, affordable, energy-efficient single-family and multi-family homes** constructed, generating **more than \$10 billion** in new household wealth for New Orleans families, as well as returns for developers and investors.
- **Over 32,000 new homeowners in New Orleans**, all of whom will own homes that are highly energy-efficient and resilient, including solar power and battery installation. More than 26,000 of these owner-occupied households are expected to be households of color, primarily Black households due to New Orleans' demographics.
- **Over 58,700 fully weatherized and rehabilitated homes**, including investments in **solar panels and batteries** for every home, to create a resilient housing stock that can withstand disasters and eliminate energy-related cost burdens for low-to-moderate-income (LMI) residents. About 49,000 of these interventions will benefit households of color and reduce the racial wealth gap, and the work will assist New Orleans to build and export its expertise in green building to other communities across the country.
- **13,000 currently-affordable housing units preserved as affordable** for the next 15-30 years
- Over \$600 million in investment to help households **recover from the immediate impacts of Hurricane Ida**

Looking Forward

We will also continue to address housing needs. We need to harness the efforts of the private sector, government, and philanthropy to create robust and sustainable investment and development strategies that produce significant community impact. Over the past 16 years, billions have been invested to rebuild New Orleans' housing market. This investment was catalyzed initially by philanthropy and volunteer labor but is anchored by billions in insurance proceeds, private financing, and federal grants. Using today's construction costs that investment totals approximately \$50 billion. **The Housing for All Action Plan strives to guarantee housing and ensure that every neighborhood achieves Golden Pearl status—creating an equitable, affordable, and strong city.**



Housing for All Action Plan: **How to Close These Gaps**

The four housing gaps discussed are significant; all of them affect tens of thousands of households in New Orleans, and they have come about over a lengthy period of time.

Creating a just, equitable, and resilient housing landscape in New Orleans will therefore come at a significant cost -- but will offer incredible benefits to the people of New Orleans and to our economy in return. By making the investments described in this section, New Orleans could:

- **Eliminate energy-related cost burdens** for all households;
- Eliminate cost burden for all households earning less than \$35,000 per year;
- **Create over 44,000 new resilient, affordable homes** to bring population back to New Orleans, with a particular focus on New Orleanians who have been pushed out of the city by rising prices or disasters;
- **Put over 3,000 vacant properties back on the tax rolls;**
- **Provide supportive services** to help put homeless families with children and homeless adults back in homes;
- **Preserve over 13,000 expiring affordable housing units;**
- **Generate over \$13 billion in increased spending in New Orleans over the next 30 years;** this factors in only direct household spending, and additional spending and returns will come from direct investments in development and construction.

Figure 3, on the following page, shows a summary of the estimated costs to address the four housing gaps. **The cost estimate is divided into five categories: resilient housing interventions, preservation of existing affordable rental homes, new construction of affordable homes, direct financial assistance to households, and Hurricane Ida recovery for households that need repairs.** The total estimated cost of all the interventions together comes to approximately \$37 billion.

Following Figure 3, the report provides more detailed considerations on how the interventions in the cost estimate were chosen, and how they assist in addressing HousingNOLA's four priorities. For detailed information on how the costs in the cost estimate were developed, please see the separate Methodology Appendix.

Figure 3: Summary Cost Estimate to Address Four HousingNOLA Goals

Intervention	Number of households for intervention	Racial equity impacts (est. HHs of color served)	Average cost of intervention	Total cost
Category 1: Resilient Housing Interventions				
Weatherization, solar/battery installation, and resilient home rehabilitation for all households between 0-60% AMI	55,369	46,399	\$44,879	\$2,484,930,900
Substantial rehabilitation of dilapidated properties	3,340	2,694	\$520,000	\$1,736,800,000
Category 2: Preservation of Existing Affordable Rental Homes				
Preservation of expiring SRPP (small landlord) affordable rental homes	1,377	1,111	\$26,550	\$36,559,350
Preservation of expiring LIHTC affordable rental homes	8,933	7,486	\$345,000	\$3,081,885,000
Acquisition-rehab of larger naturally occurring affordable housing (NOAH) properties	3,059	2,563	\$520,000	\$1,590,680,000
Category 3: New Construction of Affordable Homes				
Reconstruction of destroyed homes from Hurricane Ida	569	Unknown	Varies	\$164,314,500
New multifamily construction of energy-efficient affordable homes	23,142	18,667	\$463,000	\$10,714,888,462
New single-family construction of energy-efficient affordable homes	21,620	17,440	\$468,000	\$10,118,160,000
Category 4: Direct Financial Assistance to Households				
Assistance to low-income renters that eliminates cost burden	29,830	24,997	\$158,902	\$4,740,046,660
Supportive services to prevent homelessness	3,517	2,989	\$12,800	\$45,017,600
New homeownership assistance to households	32,738	26,408	\$67,500	\$2,209,835,769
Category 5: Hurricane Ida Recovery - Repairs to Homes				
Hurricane Ida recovery assistance for home repairs	45,909	Unknown	Varies	\$454,622,230
Grand Total				\$37,377,740,471

We are calling on our Mayor and City Council to make the following #PutHousingFirst policies a priority:

- 1. Disburse funds to residents of Gordon Plaza** for their relocation from toxic land into homes of their choice.
- 2. Enact the Healthy Homes Ordinance aka Rental Registry**
- 3. Continue to implement the Smart Housing Mix** by creating incentives for projects with 10 units or less and remove all zoning barriers to sustainable and equitable neighborhoods.
- 4. End source of income discrimination** and support HANO in finding landlords for its voucher holders.
- 5. Revise production goals** in accordance with HousingNOLA's Housing For All Action Plan recommendations and report on progress.
- 6. Identify funding to support vulnerable populations** that cannot be aided by COVID-19 funding (essential workers making minimum wage, households on fixed incomes, homeless and the formerly incarcerated)

HousingNOLA Partners

AARP, Inc.
Abundant Life Tabernacle
Advocacy Center Louisiana
Alembic Community Development
Alexandra Miller Consulting
Alliance for Affordable Energy
American Institute of Architects -
New Orleans
APEX
Asakura Robinson
Ashé Cultural Arts Center
ASI Federal Credit Union
Audubon Institute

Bastion: Community of Resilience
Behavioral Health Council
(City of New Orleans)
Best Babies Zone
Bike Easy
Black Cat Studios Design
Black Freedom Collective (BFC)
Black Men of Labor
Blights OUT
Broad Community Connections
Broadmoor Improvement Association (BIA)
Brotherhood Inc.
Bunny Friend Neighborhood
Association, Inc.
Bureau of Government Research (BGR)
Business Council
Business Council of New Orleans

Cafe Reconcile
Capacity Building Surveys Committee
Capital One Bank
CASA New Orleans
Catholic Charities Archdiocese
of New Orleans (CCANO)
CBC & Associates, LLC
Census Bureau
Center for Community Progress (CCP)
Center for Development and Learning
Center for Planning Excellence (CPEX)
Center for Restorative Approaches (CRA)
Central Circle
Central City Renaissance Alliance
Citizens for a Better HANO
City Councilmember Oliver Thomas (District E)
City Councilmember JP Morrell
(Councilmember-at-Large)
City Councilmember Helena Moreno
(Councilmember-at-Large)
City Councilmember Eugene Green (District D)
City Councilmember Lesli Harris (District B)
City Councilmember Joseph Giarrusso
(District A)

City of New Orleans Office of Housing Policy
and Community Development
Citywide Tenants Association
Committee for a Better New Orleans (CBNO)
Community Development Capital
(CD Capital)
Contractors Alliance/Construction Manager
Covenant House
Crescent Care
Crescent City Community Land Trust (CCCLT)

Delachaise Neighborhood Association
Dillard University
Disability Rights LA
District Attorney Jason Williams
Domain Companies
Downtown Development District

East New Orleans Neighborhood
Advisory Commission (ENONAC)
Energy Future New Orleans
Energy Wise New Orleans
Enterprise Community Partners
Exodus House

Faubourg Lafitte Tenants' Association
Faubourg Marigny
Neighborhood Association
Faubourg St. Roch
Improvement Association
Federal Deposit Insurance
Corporation (FDIC)
Federal Reserve of Atlanta
Felicity Redevelopment
FFC Capital
Fidelity Bank
Finance New Orleans (FANO)
First 72+
First NBC Bank
Firstline Schools
Fischer Senior Community Center
Foundation for Louisiana (FFL)
Friends of Lafitte Greenway

GCR & Associates, Inc.
Geaux Home NOLA
Global Green
Goodwill Industries of Southeastern Louisiana
Good Work Network
Grady Consulting & Associates
Greater New Orleans Foundation (GNOF)
Greater New Orleans Hotel & Lodging
Association
Greater New Orleans Housing Alliance
(GNOHA)
Greater New Orleans, Inc.
Greater St. Stephens

Green Coast Enterprises (GCE)
Gulf Coast Bank and Trust
Gulf Coast Center for Law & Policy
Gulf Coast Housing Partnership
Guste Homes Resident Management
Corporation (GHRMC)

Habitat For Humanity
Hancock Whitney Bank
Harmony NOLA
Harrah's Casino New Orleans
Healing Minds NOLA
Historic Faubourg Treme Association
Hoffman Triangle Neighborhood Association
Hollygrove Neighborhood Association
Holy Cross Neighborhood Association
Home by Hand
Home is Here
Hope Credit Union & Enterprise Corporation
Hotel Hope
Housing Authority of New Orleans (HANO)
HousingLOUISIANA
HousingNOLA Executive Committee
HousingNOLA Lenders Roundtable Housing
Investment Table
HousingNOLA Lenders Roundtable
Own the Crescent CDFI Edition
HousingNOLA Lenders Roundtable
Human Relations Commission

Iberia Bank
Industrial Development Board
Institute of Women & Ethnic Studies
Iris Development, LLC

J.P. Morgan Chase
Jane Place Neighborhood Sustainability
Initiative (JPNSI)
Jericho Road Episcopal Housing Initiative
Jerusalem Economic Development
Corporation
Justice and Beyond

Kawana Ripoll
KEX Design and Build

La COR
Landlord Outreach & Survey Committee
Lawyers' Committee for Civil Rights
Under Law
LDG Development
LEAD the Coast
LifeCity
Lift Fund
Louisiana Appleseed
Louisiana Association of Affordable Housing
Providers (LAAHP)

HousingNOLA Partners

Louisiana Budget Project
 Louisiana Center for Children's Rights
 Louisiana Department of Health & Hospitals
 Louisiana Fair Housing Action Center
 Louisiana Homebuyer Education Collaborative
 Louisiana Housing Corporation (LHC)
 Louisiana Justice Institute (LJI)
 Louisiana Language Access Coalition
 Louisiana Office of Community Development - Disaster Recovery Unit
 Louisiana Public Health Institute (LPHI)
 Louisiana Tax Commission
 Louisiana Tax Sales Commission
 Louisiana's Strategic Adaptations for Future Environments (LA SAFE)
 Louvis Services
 Love Your City NOLA
 Lower 9th Ward Homeownership Association
 Lower 9th Ward Neighborhood Empowerment Association (NENA)
 Lower 9th Ward Stakeholders' Coalition
 Loyola University

Mary & Company Real Estate Services
 Mary Queen of Vietnam Community Development Corporation
 Mid-City Neighborhood Organization
 Mirabeau Learning Center
 Music and Culture Coalition of New Orleans (MaCCNO)

Nation Alliance of Community Economic Development Associations (NACEDA)
 National Association of Real Estate Brokers (NAREB) - New Orleans
 National Community Reinvestment Coalition (NCRC)
 National Housing Trust (NHT)
 National Low-Income Housing Coalition (NLIHC)
 Natural Resources Defense Council, Inc. (NRDC)
 Neighborhood Development Foundation (NDF)
 Neighborhood Partnership Network (NPN)
 NeighborWorks® America
 Network for Economic Opportunity (NEO)
 Network for Energy, Water, and Health in Affordable Buildings (NEWHAB)
 New Orleans & Company
 New Orleans Area Habitat for Humanity
 New Orleans Business Alliance (NOLABA)
 New Orleans Chamber of Commerce
 New Orleans Children and Youth Planning Board
 New Orleans City Planning Commission
 New Orleans Complete Streets Coalition
 New Orleans Metropolitan Association of Realtors (NOMAR)

New Orleans Musicians' Assistance Foundation (NOMAF)
 New Orleans Redevelopment Authority (NORA)
 New Orleans Regional AIDS Planning Council (NORAPC)
 New Orleans Regional Black Chamber of Commerce
 New St Claude Association of Neighbors
 New Zion City Preservation Association
 NewCorp, Inc.
 Next Generation Academy
 Nolaming Properties, LLC
 Northshore Housing Initiative (NHI)
 Northshore Land Trust

Odyssey House Louisiana
 Office of the Honorable Mayor LaToya Cantrell
 On Path Federal Credit Union (Formerly ASI Federal Credit Union)
 One Voice Louisiana
 Orleans Parish School Board
 Our Voice Nuestra Voz

Perez, APC
 PosiGen, Solar Energy & Energy Efficiency
 Power Coalition for Equity and Justice
 Preservation Resource Center of New Orleans
 Professional Innkeepers' Association (PIANO)
 Project Homecoming
 Prosperity NOW
 Providence Community Housing
 Puentes New Orleans

REAL Board
 Rebuilding Together New Orleans (RTNO)
 Recovery School District
 Redmellon
 Regional Transit Authority (RTA)
 Regions Bank
 Renaissance Property Group
 Representative Walt Leger III
 Restaurant Opportunities Center United
 RIDE New Orleans
 Road Home Action Network Team
 Rosa F. Keller Library and Community Center
 Rosedale Subdivision

SBP
 Shared Solutions Committee
 Soft Second Task Force Committee
 Southeast Climate Energy Network
 Southeast Louisiana Legal Services (SLLS)
 Southern Poverty Law Center
 Southern United Neighborhoods
 Southern Women with Amazing Purpose

(SWWAP)
 SproutNOLA
 St. Roch CDC
 St. Roch Community Church
 Stand with Dignity
 Step Up Louisiana

The Albert and Tina Small Center for Collaborative Design
 The Data Center
 The Ramsey Group
 The Village
 The Water Collaborative
 Thomas Strategies, LLC
 TMG Consulting
 Together New Orleans
 Total Community Action
 Transdev
 TruFund Financial Services
 Tulane / Canal Neighborhood Development Corporation (TCNDC)
 Tulane University Center for Public Service
 Tulane University School of Law
 Tulane University- Sustainable Real Estate Development

Ujamaa Economic Development Corporation
 Unconditional Love Youth Group
 United Way of Southeast Louisiana
 UNITY of Greater New Orleans
 University Medical Center
 University of Leuven
 University of New Orleans
 University of New Orleans Center for Hazards Assessment, Response & Technology (CHART)
 University of New Orleans Department of Planning and Urban Studies (PLUS)
 Urban Conservancy
 Urban Focus LLC
 Urban League of Louisiana

VAYLA New Orleans
 VIALINK
 Voice of the Experienced (V.O.T.E.)
 Volunteers of America Greater New Orleans
 Voodoo Creative
 Water Collaboration of Greater New Orleans
 Water Collaborative
 Wells Fargo
 Women with a Vision
 Workplace Justice Project, Loyola College of Law Clinic
 Youth Empowerment Project
 YouthForce NOLA

PUT HOUSING FIRST Teams

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Neighborhood Development Foundation

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New Orleans Redevelopment Authority

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Flozell Daniels, *Foundation for Louisiana*

Mindy Dinicola, *Whitney Bank*

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Kentrell Jones, *Northshore Housing Alliance*

Celeta McCall, *Central Louisiana Housing Alliance*

Melinda Taylor, *Acadiana Housing Alliance*

Angela O'Byrne, *Chair Emeritus*

Public Funding Appendix

Public Funding Sources Currently Available for Affordable Housing

Louisiana Housing Corporation

LIHTC – The most critical resource for affordable housing development. Due to the more rural centric criteria in the Qualified Allocation Plan (QAP), New Orleans projects had not been awarded 9% LIHTC for 2018 and 2019. The 2020 allocation was used to fill gaps in already funded projects and fund the waitlist from 2019. In 2021, two acquisition rehabilitation projects obtained awards. Affordable housing developers have turned to 4% LIHTC and several developers have been successful however there is typically a financing gap remaining.

HOME Funds

- The Spring 2021 NOFA directed at least \$10,000,000 (Ten million dollars) of HOME Investment Partnership Program Entitlement and/or Program Income funds (HOME Funds) to small towns and rural parishes. Orleans Parish did not qualify.

Louisiana Neighborhood Landlord Rental Repair Program Phase 2

- (NLRP2) was issued in December 2019 and again in November of 2020 to serve eligible parishes. This was directed to the west side of the state in response to flooding and storm damage. Orleans Parish did not qualify.
- Piggyback Resilience Initiative – Mixed-Income (PRIME) was issued in January of 2020. Orleans Parish was not eligible.
- CHAAP - The LHC offers the CHDO Annual Awards Program (CHAAP) for awarding funds for CHDO set-aside activities and Operating Cost Assistance. Under this program, the LHC will reserve 25% (but not less than \$2,000,000) of its HOME allocation for use in funding eligible projects proposed by state-certified CHDOs on an annual basis.
- New Orleans has three state-certified CHDOs working in Orleans Parish currently

Project-Based Voucher Program - Permanent Supportive Housing

- In 2019, Louisiana Housing Authority issued a NOFA for Permanent Supportive vouchers. Eligible parishes included Orleans, Jefferson and Baton Rouge.

City of New Orleans

Notice of Funding Availability - Affordable Housing 2021

- The City hereby released this NOFA for the awarding of approximately \$7,000,000 in HOME Investment Partnerships Program (HOME), Community Development Block Grant (CDBG) and Neighborhood Housing Improvement Fund (NHIF) funds, and General Obligation Bond Proceeds for the development of affordable rental housing in the city of New Orleans. There will be approximately \$3,000,000 available for new construction projects and \$4,000,000 available for rehabilitation projects. The maximum award for any project under this NOFA is

- \$1,500,000 (\$2,500,000 for greater than 100 units) and no more than 50% of the cost to develop or rehab the assisted unit. Funds to be awarded in no-interest cash flow payment loans. The NOFA was released on October 21, 2021 and responses were due on November 4, 2021.

Neighborhood Housing Improvement Fund (NHIF)

- The NHIF was established in 1991 by New Orleans voters to improve neighborhood housing and combat blight. The NHIF is replenished annually with a .91 mill tax. In 2017, the New Orleans City Council voted unanimously to add specificity to the existing Neighborhood Housing Improvement Fund (NHIF) ordinance, directing that the funding will be applied more clearly toward its original mission of providing affordable housing. In November 2021, the millage was not approved.

2019-2020 Owner Occupied Rehabilitation Program

- The City of New Orleans, through the Office of Community Development (OCD), awarded funds to Not-for-Profits and For Profits to implement programs and/or projects addressing Owner-Occupied Rehabilitation (OOR) programs.

Housing Authority of New Orleans (HANO)

- The Housing Authority of New Orleans has property and from time to time, issues an RFP to develop this property for affordable housing where the agency will make Project Based Vouchers available. There are currently several projects in various stages of negotiations with the Housing Authority based on prior RFP's for development. These sites include single family lots as well as larger multifamily lots.
- Project Based Vouchers (PBVs) allows the HANO to provide financial support, without committing capital. Housing authorities can only allocate 20% of their vouchers for PBVs and HANO currently has 18,084 vouchers which limits their PBV allocation to 3,617—as of August 2021, HANO has allocated 3,375 PBVs.

Finance Authority of New Orleans (FNO)

- The Green Mortgages Program - Receive first mortgage and down payment assistance for 1-4 unit homes
- Sustainable Developer Program – FNO provides PILOT's, Bonds, and/or Tax Credits to fund affordable housing projects in Orleans Parish.

New Orleans Redevelopment Authority (NORA)

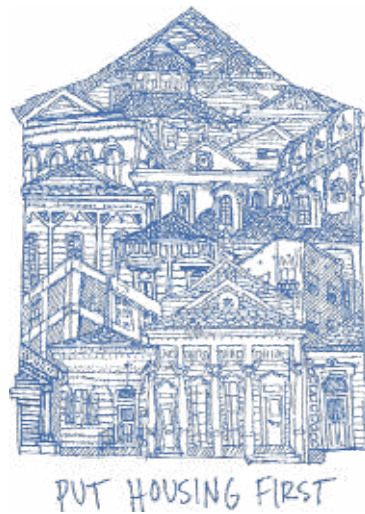
- The Redevelopment Authority has property and from time to time, issues an RFP to develop this property for affordable housing. There are currently several projects in various stages of negotiations with NORA based on prior RFP's for development. These sites include single family lots as well as larger multifamily lots.

Notes

A series of horizontal wavy lines for writing notes.



HousingNOLA.org



PutHousingFirst.org



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