



Housing**NOLA**

# 2016 ANNUAL REPORT CARD

## EVALUATION OF PROGRESS

TOWARDS A MORE EQUITABLE NEW ORLEANS





# ACKNOWLEDGMENTS

*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.*

*HousingNOLA partners with the Greater New Orleans Housing Alliance (GNOHA), a collaborative of home builders and community development organization advocating for the preservation and production of affordable housing.*

*HousingNOLA is made possible through support from the Ford Foundation, Greater New Orleans Foundation's Affordable Housing Advocacy Fund, JP Morgan Chase Foundation, Enterprise Community Partners, Capital One, Energy Foundation, University of Pennsylvania, Robert A. Fox Leadership Program, the Foundation for Louisiana and the people of New Orleans.*

# Letter From the Executive Director

The vision for HousingNOLA is simple: we believe New Orleans **can** and **must** provide high-quality, safe and accessible housing that is affordable to individuals and families of all income levels throughout New Orleans. We also believe that housing policy must respond to the needs of the citizens and be shaped by the facts. We know that the housing market in the City of New Orleans and the State of Louisiana are precariously balanced and poised to falter without deliberate intervention.



In New Orleans, there is now a sense of urgency around the issues of equity, displacement, and the right of self-determination for neighborhoods. This first **Annual Report Card** documents our work, provides an honest assessment of citywide efforts to address housing issues, and charts the path to a more equitable city. It also documents the vision, frustrations and hopes of the community members who guide this process. While we have had success in policy interventions and seen a slight decrease in the number of cost burdened households, there is still much to be done in order to address the needs for all who call New Orleans home.

Unfortunately, many still refuse to admit that there is a problem around housing and focus on symptoms rather than systems. This makes our shared work even more vital--we must continue our strategic advocacy, passionate engagement and innovative efficacy to shepherd meaningful change with lasting impact. I am incredibly humbled and honored to have the opportunity to advance HousingNOLA's mission and lead this organization as its first Executive Director.

Andreanecia M. Morris,  
Executive Director, HousingNOLA

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# How Did We Do In 2016?

At its core, HousingNOLA is responsible for developing, executing and monitoring the *10 Year Strategy and Implementation Plan*. Since the release of the *HousingNOLA Preliminary Report* in August 2015, we've earned a "B" by tackling the following issues:

- Housing creation and preservation, spurring the development of **1,439** new affordable housing opportunities;
- Engaging and empowering community by educating citizens about the issues and possible solutions to address the crisis;
- Ensuring equitable access to housing by addressing systemic problems that prevent housing from being built and deal with prejudices around affordable housing that block new opportunities;
- Safeguarding strategic and transparent decisions by informing decision makers and communities about the needs of both sides while balancing between the aspirational and realistic; and
- Seeking change around how we talk about the need for housing that is affordable and how we actually develop housing.

Despite these efforts, the city ranks second in the nation for the percentage of renters paying more than half of their income on housing. The *HousingNOLA*

*10-year Plan* organizes its advocacy efforts under five primary goals and 43 individual items on our first Action Plan. *The 10-year Plan* has been embraced by New Orleans housing advocates and city leaders. The following major policy victories are a brief overview of our wins:

- The City of New Orleans' Neighborhood Housing Improvement Fund (NHIF) has been dedicated to homeowner and renter rehabilitation in order to create neighborhood stability across the city;
- Worked with the City of New Orleans City Planning Commission to begin a study on mandatory inclusionary zoning;
- The Housing Authority of New Orleans (HANO) has implemented the criminal background check policy it adopted in 2013;
- FEMA has reclassified East Bank neighborhoods as Flood Zone X, which should result in lower flood insurance costs;
- Coordinated with local stakeholders as a part of the Energy Efficiency for All (EFFA) coalition, a national collaboration to promote energy efficiency policies in multifamily and affordable housing;
- Worked with the Louisiana Housing Alliance and Capital Area Alliance for the Homeless to educate developers on using Medicaid to fund supportive services

# B

GRADE

# 87

GOAL 1 (%)

# 75

GOAL 2 (%)

# 62

GOAL 3 (%)

# 94

GOAL 4 (%)

# 50

GOAL 5 (%)

# 75

GOAL 6 (%)



through the annual State Housing and Homeless Conference;

- Governor Edwards signed SB610, a bill that calls for predictable and reasonable tax valuation for affordable housing multi-family properties; and
- With *Housing for Resilient New Orleans* the City of New Orleans is coordinating disposition efforts of HANO, NORA and the City with available funding (HOME, Low Income Housing Tax Credits, and the Neighborhood Housing Investment Fund) for affordable housing development to create the highest possible number of affordable units. *Housing for Resilient New Orleans* also insures that the New Orleans Redevelopment Authority and HANO continue to prioritize residential development on their available inventory.

**“There’s not enough coordination with projects—money is spent doing the same thing over and over. They put a bike lane in, then take it out to redo the street, then have to put it back in.”**

**Harold Brooks, Lower Ninth Ward”**

## Community Engagement

The need for a comprehensive housing plan in New Orleans has become very clear. Though the housing issues we face are diverse--whether it's skyrocketing rent, soaring insurance costs, substandard rental conditions, or for many of our residents, barriers to obtaining housing--these problems are all interrelated and must be addressed as a whole. Rather than just being a written document, HousingNOLA is an ongoing initiative to collectively remind ourselves and our elected officials of the issues we face and our pledge to maintain a plan of action for New Orleans to deal with changing demographic realities, diminishing funding sources, and an inadequate supply of housing.

Inclusiveness and community participation in developing the housing plan are the two most important factors in determining whether HousingNOLA is a success. The diversity of participation is reflected at every level of the HousingNOLA process.

## Points of Engagement

### **Monday, January 25:**

- HousingNOLA Leadership Board Meeting, Lakeview Christian Center

### **Friday, March 4:**

- Lenders Roundtable, Federal Reserve Bank

### **Tuesday, March 29:**

- HousingNOLA Leadership Board Meeting, Urban League of Greater New Orleans

### **Thursday, May 19:**

- HousingNOLA Leadership Board Meeting, City Hall, Council Chamber

### **Tuesday, July 21:**

- HousingNOLA Leadership Board Meeting, Urban League of Greater New Orleans

### **Tuesday, August 2:**

- Tulane Center for Public Service Focus Group Conversation, Central City Renaissance Alliance

### **Thursday, August 4:**

- Tulane Center for Public Service Focus Group Conversation, Broadmoor Arts and Wellness Center

### **Thursday, August 18:**

- Fika Discussion, Blue House
- Holy Cross Meeting, All Souls Church

### **Saturday, August 20:**

- Blights Out Visioning Session, Community Book Center

### **Wednesday, August 24:**

- WBOK 1230am Good Morning Show

### **Thursday, August 25:**

- Equitable Climate Adaption in Coastal Urban Areas, NORA Workshop Series
- NEWCITY Neighborhood Partnership Presentation, Sojourner Truth Neighborhood Center

### **Monday, August 29th**

- Resident Advisory Board Meeting, Housing Authority of New Orleans (HANO)

### **Tuesday, August 30:**

- Ride New Orleans' State of Transit in New Orleans Breakfast Briefing, WWII Museum
- NOLA Homes Project 5000 Community Launch Event, The Wisdom Reception Center

### **Wednesday, August 31:**

- WBOK 1230am Crosstown Conversations
- Central Circle Presentation, New Orleans Redevelopment Authority

### **Saturday, September 10**

- Preservation Resource Center's Great Neighborhood SELLebration, Corpus Christi-Epiphany Resource Center

### **Tuesday, September 13**

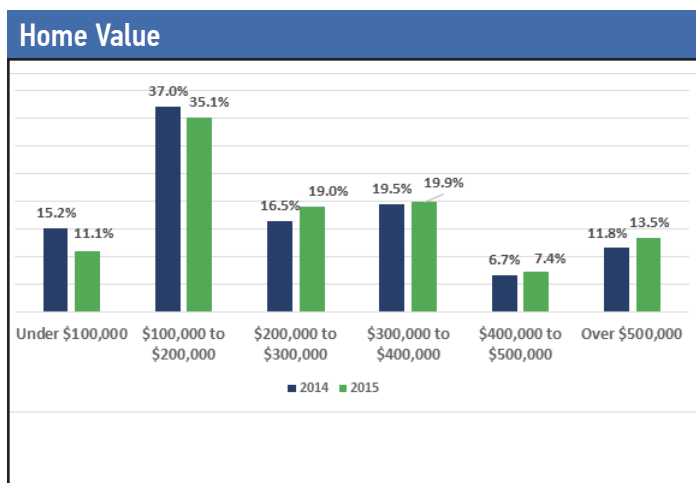
- District A Resource Fair, Central St. Matthew UCC

### **Saturday, September 24**

- 10th Annual Housing, Health & Home Improvement Fair, Dillard University

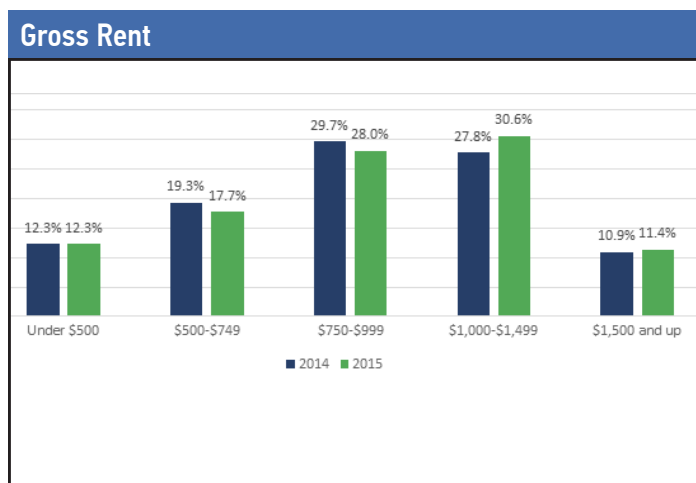
# The State of Housing in New Orleans

The cost of housing in New Orleans continues to rise for both homeowners and renters. From 2014-2015, the citywide median home value rose nearly 13%, and the median rent increased 4%. With the increase in rents and home values for the city overall, the amount of cost burdened renters (paying over 30% of household income on housing costs) increased by 2%, meanwhile homeowners are less likely to experience cost burden.



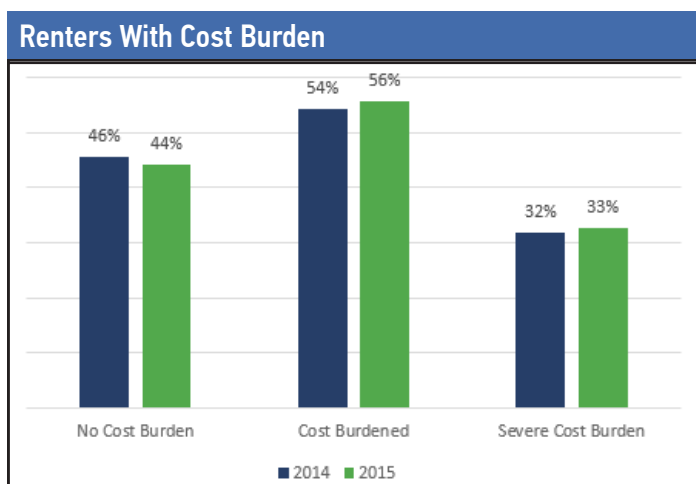
Source: American Community Survey 2014 & 2015 1-Year Estimates

**Home Value** – Overall, the percentage of homes over \$200,000 increased from 2014-2015 with the highest percentage growth for homes priced between \$200,000 and \$300,000 and over \$500,000.



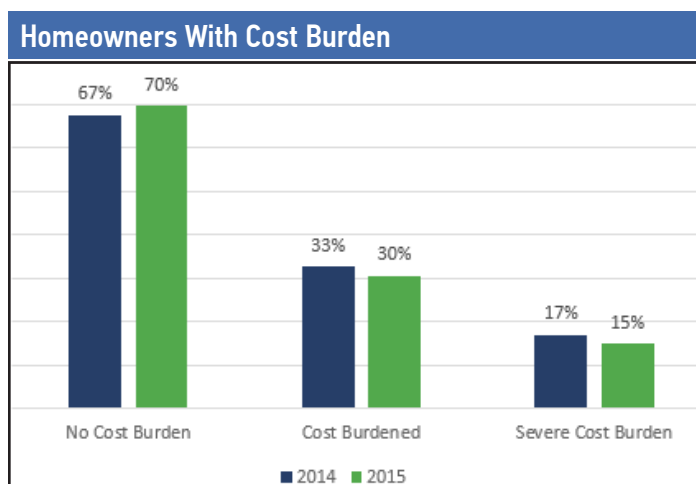
Source: American Community Survey 2014 & 2015 1-Year Estimates

**Gross Rent** – The number of rentals for under \$1,000 declined from 2014-2015, with the number of rentals over \$1,000 increasing 3%.



Source: American Community Survey 2014 & 2015 1-Year Estimates

**Renters** disproportionately experience cost burden in the City of New Orleans. In 2015, nearly 56% of renters paid more than one third and 33% paid over half of their income on housing costs.



Source: American Community Survey 2014 & 2015 1-Year Estimates

A majority of homeowners in New Orleans pay under a third of their income on housing costs. The percentage of homeowners experiencing a cost burden or severe cost burden has declined from 2014-2015.



# Housing Programs in New Orleans (August 2015 – July 2016)

The City's rental housing program provides affordable rental housing for low-moderate income families. Funds are awarded to private developers (Not-For Profit and For-Profit Housing Development Organizations) for the acquisition, rehabilitation, new construction and soft development cost associated with developing affordable rental housing.

The City also provides homeownership opportunities by developing properties through acquisition, rehabilitation or new construction of homes that will be sold to low-income families. Developers can also apply for HOME funds to subsidize the cost of construction, land acquisition and down payment assistance that will produce a code compliant home.

The Owner-Occupied Rehabilitation Program provides financial assistance to low-income homeowners to enable them to bring their residences into compliance with the Federal Government's Housing Quality Standards and the International Residential Code adopted by the City of New Orleans. The program is administered by Not-For-Profit Housing Organizations and In-House Office of Community Development staff. The Owner-Occupied Home Modification program addresses the needs of those with disabilities to enable them to live safely and comfortably in their homes and avoid institutional care.

## Housing Supply and Impact

Housing Supply	Source	2006-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Number of Louisiana Housing Corporation Units Approved in New Orleans	Louisiana Housing Corporation	10,876	358				
Number of Office of Community Development Disaster Recovery Units Approved in New Orleans (SRPP + Road Home)	Office of Community Development Disaster Recovery Unit	53,037	5				
Number of Housing Opportunities Created by the City of New Orleans	Department of Community Development, HANO, NORA	4,812	578				
Number of Housing Choice Vouchers	Housing Authority of New Orleans	17,729	18,193				
Number of Accessible Units	GNOHA	1,736	34				
<b>Total New Housing Opportunities Created</b>		<b>88,190</b>	<b>1,439</b>				

Other Housing Impacts	Source	2006-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Waiting List for Vouchers	Housing Authority of New Orleans	13,013	27,959				
Number of Properties Auctioned by New Orleans Redevelopment Authority	New Orleans Redevelopment Authority	2,475	179				
Number of Properties Created by Private Developers	GNOHA	5,788	384				

In January 2015 there were 310 units with HUD-VASH permanent supportive housing subsidies in New Orleans. This number increased by 40 units to 350 units in January 2016. This data is likely included in the above numbers provided by the Housing Authority of New Orleans. Additionally, New Orleans-Jefferson Parish Continuum of Care Permanent Supportive Housing (PSH) units numbered 2,987 in January 2015 and 3,055 in January 2016, an increase of 68 units. 1,005 of the 2015 units, and 958 of the 2016 units are administered by UNITY but are part of the state's PSH units and are likely included in the above data provided by the Louisiana Housing Corporation.

2015

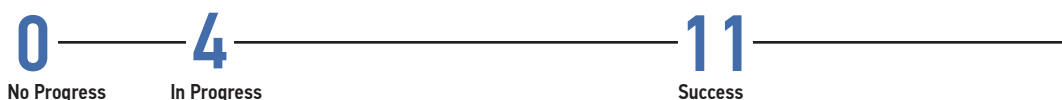
# GOAL #1

## PRESERVE EXISTING HOUSING AND INCREASE OVERALL SUPPLY OF AFFORDABLE HOUSING









The first goal addresses the issue on the most basic level—creating and sustaining housing that is affordable. The action items under this goal involved various public agencies and private developers working to create or preserve the 1,439 new affordable housing opportunities New Orleans secured in the first twelve months of HousingNOLA. Everyone deserves an affordable place to call home. With home prices and rents going up, and wages stagnant, city officials have several potential policy choices: increase income, increase housing supply, or increase subsidies for housing. The other policy victories involved the State Legislature, the City Council, the Planning Commission, and the Mayor's Office to set the stage to create the balance of the City's commitment to bring New Orleans in line with the national average of cost-burdened households.

### From the 15 Action Items for Goal 1



2017

Action	Update	Status	Symbol
Advocate for public agencies, the City of New Orleans, Orleans Parish School District and Recovery School District to develop a process to reserve land for the development of affordable housing on properties eligible for disposition.	The City will leverage the properties it owns for affordable development. In <i>Housing for a Resilient New Orleans</i> , the City calls for a percentage of tax-adjudicated properties in “target neighborhoods” to be reserved for needed inventory and land.	In Progress	
GNOHA and GNO, Inc., will conduct a study on best practices regarding replicable, scalable models for workforce housing incentives, effective business community engagement, and Employer Assisted Housing programs.	The Workforce Housing Council has integrated the study into the long term workforce housing strategy.	In Progress	
HousingNOLA supports the City Council’s adoption of Health and Safety Standards for occupied rental housing in the form of a Rental Registry.	The Mayor’s office included a commitment to pass a Rental Registry in the <i>Housing for a Resilient New Orleans Plan</i> , released in June 2016. In July, the Mayor’s office released an RFP for a contractor to operate the program. An ordinance authorizing the program has not yet been introduced at City Council.	In Progress	
Federal resources for housing programs are in decline and HousingNOLA supports a federal budget that does not create an either/or choice for housing programs. The initiative calls for full funding of existing Department of Housing and Urban Development (HUD) Programs at or above 2010 levels, specifically a 50% increase in HOME funds and fully funding the National Housing Trust Fund.	In 2016, the National Trust Fund allocated \$3 million to the State of Louisiana to provide resources to create affordable housing. Unfortunately, HOME funding is unlikely to receive any increase.	In Progress	
The City of New Orleans’ Neighborhood Housing Improvement Fund (NHIF) historically collected a .91 mill tax. The City projects that \$2.5 million will be available in 2016. HousingNOLA supports the use of NHIF funds for homeowner and renter rehabilitation in order to create neighborhood stability across the city.	A city fund and tax millage New Orleans voters approved in 1991 to improve neighborhood housing and combat blight, the NHIF will be more directly applied to that mission starting in 2017. The City Council voted unanimously October 15, 2015 to update the NHIF ordinance, adding more specificity to how its resources are spent.	Success	
The State’s Office of Community Development Disaster Recovery Unit and the City of New Orleans should target resources towards programs that provide gap funding for homeowners (specifically Unmet Needs and Non-Profit Rebuilding Pilot Program participants) who are still unable to rebuild their homes post-Katrina.	As of August 31, 2016 the Road Home Liaison Group (RHLG) has relieved 323 applicants of their debt to the Road Home Program through compliance or establishing occupancy. An additional 84 files have been archived due to the death of the grant recipient. RHLG is proud to report that a total of \$20.4 million dollars has been applied to Road Home recipients’ cases to date. Of this \$822,663.55, has been closed on for construction and 13 homes have been funded for construction as the result of RHLG work, six of which have been completed.	Success	



# Goal 1 | 2016

Action	Update	Status	Symbol
Advocate to direct more public land towards affordable housing, especially land within a quarter-mile of any high frequency transit stop (30 minute headway or less), or within Diamond, Ruby, or Topaz neighborhoods.	The HousingNOLA <i>Transit-Oriented Development for New Orleans: Making Room for Equitable, Sustainable Housing Solutions</i> Report examines ways to work toward several critical goals of the plan by encouraging transit-oriented development that puts more residents of New Orleans within easy reach of jobs and opportunity, and that enables residents to take transit as a sustainable commuting option.	Success	●
Advocate for NORA and HANO to continue to prioritize residential development on their available inventory.	Both NORA and HANO offered and awarded inventory to developers to create affordable housing. HANO awarded 16 properties in Bywater to a developer to create new 82 apartments and NORA awarded 188 scattered site properties to five developers to construct 268 rental units in the Lower Ninth Ward.	Success	●
Advocate for all public agencies to leverage their disposition efforts with funding for affordable housing development including HOME, Low Income Housing Tax Credits, and the NHIF to create the highest possible number of affordable units.	With Housing for Resilient New Orleans, the City of New Orleans is coordinating disposition efforts of HANO, NORA and the City with available funding (HOME, Low Income Housing Tax Credits, and the Neighborhood Housing Investment Fund) for affordable housing development to create the highest possible number of affordable units.	Success	●
Prioritize infill development within Diamond, Ruby and Topaz neighborhoods to ensure that affordable housing developed by nonprofit organizations has access to neighborhood amenities.	HANO awarded 16 lots in Bywater, a neighborhood classified in the Diamond Typology.	Success	●
New large multifamily rental developments (over 75 units) should be prioritized in Diamond, Ruby or Topaz neighborhoods. HousingNOLA supports large multifamily developments in all neighborhoods that have access to amenities including high frequency transit stops (30 minute headways or less), and include access to jobs and neighborhood services. GNOHA will advocate to include HousingNOLA's recommendations regarding transit-oriented multifamily developments in the 2016 New Orleans Master Plan Amendment process.	HousingNOLA, in partnership with Greater New Orleans Housing Alliance (GNOHA) and supported by a dozen organizations, have recommend that the five HousingNOLA priorities, as well as the findings and recommended actions of the 10-Year Plan, be extensively integrated into the goals, policies, recommended actions, and findings of the Neighborhoods and Housing Chapter of the City of New Orleans' Master Plan.	Success	●

Action	Update	Status	Symbol
GNOHA and the City of New Orleans City Planning Commission will conduct a study on mandatory inclusionary zoning, and the City Council should draft an ordinance based on the study's findings.	HousingNOLA worked with the City of New Orleans City Planning Commission, City of New Orleans, and the Mayor's Office for Economic Development to begin a study on mandatory inclusionary zoning with Grounded Solutions and a Density Bonus study with Rick Jacobs.	Success	●
Develop a workforce housing strategy for the Greater New Orleans region. The regional economic agency, GNO, Inc., and New Orleans Business Alliance, a public-private partnership between the City of New Orleans and private investors, have committed to studying the connections between workforce housing and transportation opportunities in the region.	In partnership with GNOHA, GNO Inc, and New Orleans Business Alliance (NOLABA) HousingNOLA has convened the Workforce Housing Council to address the market shortcomings and provide a comprehensive path forward to workforce housing in New Orleans, a solid bank of data taking into account the various socio-economic influences on housing affordability and workforce access must be created to identify and direct policies and investments.	Success	●
HousingNOLA will advocate for a study of current zoning regulations that can prohibit the production of affordable housing. This study would advise the City, the Board of Zoning Adjustments and the City council on the removal of such barriers.	In addition to the specific recommendations oriented at integrating 10-Year Plan recommendations, HousingNOLA also recommended that Chapter 5 of the Master Plan be deeply rethought and re-focused to account for the major changes in New Orleans' housing environment that have occurred since 2010. This chapter must become a more holistic look at neighborhood and housing issues, rather than a chapter targeted at just a few priorities that are no longer consistent with many of the recent strategies developed to make our city more equitable and resilient.	Success	●
HousingNOLA will advocate for a study of best practices to develop and implement predictable and reasonable tax valuation for affordable housing multi-family properties.	Governor Edwards signed SB610 a bill that calls for predictable and reasonable tax valuation for affordable housing multi-family properties	Success	●
Goal 1 Success Rate			87%

**“We need to increase the amount of buses and extend their hours.”**

**Resident, Gentilly**



2015

# GOAL #2

## PREVENT FUTURE DISPLACEMENT THROUGH DEVELOPMENT ACTIVITIES AND CONTINUED STUDY AND POLICY REVIEW



HousingNOLA defines displacement as homeowners and renters being pushed out due to either displacement by neglect (substandard conditions) or involuntary displacement (increasing rents and home prices, or related costs, such as property taxes, insurance, and utility expenses). 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.

### From the 2 Action Items for Goal 2



0

No Progress

1

In Progress

1

Success

2017

# Goal 2 | 2016

Action	Update	Status	Symbol
The City of New Orleans should study and create a loan fund/ loan loss reserve to assist homeowners with property rehabilitation and encourage re-use of vacant lots by current residents and pre-storm residents.	HousingNOLA convened a Lenders' Roundtable to identify potential lender partners to participate in a Loan Loss Reserve. At least two financial institutions have conveyed their interest in serving as the financial partner to the City of New Orleans and the State of Louisiana for these programs. At this time, the program design is being reviewed by federal funding partners.	In Progress	◐
The City of New Orleans/ Assessor should conduct targeted outreach to senior, disabled, veteran homeowners who qualify for Special Assessment Levels/Freezes in all neighborhoods. Currently 18,360 homeowners are eligible to participate in the Senior Tax Abatement program.	The Orleans Parish Assessor's Office conducted extensive outreach to reach elderly homeowners including running public service announcements, attending community meetings and forums, and mailing postcards to elderly homeowners. The public service announcements reminded elderly property owners to apply for homestead exemptions and age freeze exemptions. The postcards included information about current exemptions, whether or not action is required to maintain the exemption, and other assessments for which the homeowner may qualify.	Success	●
Goal 2 Success Rate			75%





2015

# GOAL #3

## ENFORCE AND PROMOTE FAIR HOUSING POLICIES THROUGHOUT NEW ORLEANS



The Fair Housing Act of 1968 prohibits discrimination on the basis of race, color, religion, sex, disability, family status and national origin. New Orleans 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.

2016

### From the 4 Action Items for Goal 3



1

No Progress

1

In Progress

2

Success

2017

# Goal 3 | 2016

Action	Update	Status	Symbol
The New Orleans City Council should draft and pass an ordinance that requires transparency and accuracy in background checks used to secure public and private rental housing.		No Progress	
HANO, in partnership with community stakeholders, will study best practices to determine feasibility for mobility strategies that do not reduce the number of families currently served under the Housing Choice Voucher (HCV) Program. These efforts will incorporate HANO's continuing work with community-wide stakeholders in the most effective administration of the HCV program within established HUD guidelines and study practices around mobility counseling for voucher holders and landlord recruitment and counseling.	HANO has begun evaluating programs and policies that will engage landlords within high opportunity areas.	In Progress	
Use the City's AFFH process to standardize strategies to address barriers to fair housing in the City's Consolidated Plan, Annual Action Plan, and the Housing Authority of New Orleans (HANO)'s Housing Plans and Capital Fund Plan.	The City of New Orleans and HANO partnered in developing the required Assessment of Fair Housing (AFH) Plan. Technical and planning support was also provided by the GNOFHAC, GNOHA, PolicyLink, the Lawyers' Committee for Civil Rights under Law and Enterprise Community Partners. The AFH Plan is designed to affirmatively fair housing and will be submitted on October 4, 2016.	Success	
HANO should implement the criminal background check policy it adopted in 2013.	The Housing Authority of New Orleans (HANO) has implemented the criminal background check policy it adopted in 2013.	Success	
Goal 3 Success Rate			<b>63%</b>

**"My concern is that people who have been there forever, primarily renters, are moving out."**  
Amy Stelly, Treme



2015

# GOAL #4

## ENCOURAGE SUSTAINABLE DESIGN AND INFRASTRUCTURE FOR ALL NEW ORLEANIANS



In order to create a more resilient city, sustainable infrastructure and design principles must play a role in mitigating risk by decreasing environmental impact and reducing energy costs for New Orleans residents. Climate change has increased the frequency and intensity of storm events in Louisiana, and this, along with the continued loss of coastal land, poses a significant danger to the Greater New Orleans region.

### From the 9 Action Items for Goal 4



0






1

No Progress In Progress

8

Success

2017

Action	Update	Status	Symbol
The City of New Orleans should support a centralized information hub to coordinate energy efficiency programs from utility companies, the City, and the State of Louisiana.	GNOHA and HousingNOLA supported the City's successful application of the City Energy Project.	In Progress	
Develop a strategy and identify funding sources to create an affordable abatement program to address home health issues including mold and lead-based paint.	The GNOHA Public Policy Committee is working with experts from the Tulane University School of Public Health and Tropical Medicine, and the Louisiana Mold Task Force, on a report that will outline recommendations to address mold infestations New Orleans. GNOHA and HousingNOLA will organize regular meetings; consult with local and national experts and advocates; and oversee the publication of the report in early 2017. The report will include detailed discussions of the health impacts of mold on low-income people in New Orleans, and suggest strategies for community education/ outreach, policy initiatives, and building code additions/revisions.	Success	
GNOHA will coordinate with local stakeholders as a part of the Energy Efficiency For All (EFFA) coalition, a national collaboration to promote energy efficiency policies in multifamily and affordable housing. The EFFA cohort regularly coordinates with the National Resources Defense Council (NRDC), National Housing Trust (NHT), and the Energy Foundation (EF).	GNOHA has coordinated with local stakeholders as a part of the Energy Efficiency for All (EFFA) coalition, a national collaboration to promote energy efficiency policies in multifamily and affordable housing.	Success	
GNOHA will provide a utility analysis based on the various kinds of housing in the New Orleans market.	GNOHA conducted preliminary analysis of building types that can be targeted by proposed or existing energy programs using benchmarking data provided by affordable housing providers.	Success	
Support the implementation of the Greater New Orleans Urban Water Plan.	HousingNOLA and GNOHA support the Greater New Orleans Water Collaborative as charter members.	Success	



# Goal 4 | 2016

Action	Update	Status	Symbol
GNOHA will work with HANO and Louisiana Housing Corporation to review and potentially amend their policy to allow utility allowances to create Energy Efficiency-based Utility Allowances to spur investment in subsidized properties and decrease tenants' energy costs.	GNOHA is working with HANO to create a Utility Allowance for Energy Efficient Units.	Success	●
HousingNOLA will support Greater New Orleans (GNO), Inc., the Coalition for Sustainable Flood Insurance and other groups in their advocacy efforts to provide more affordable flood insurance rates through the 2017 reauthorization of the National Flood Insurance Program (NFIP).	GNOHA has actively supported the efforts of all advocacy groups around the National Flood Insurance program.	Success	●
Develop and advocate for strategies to address high homeowner and flood insurance costs for low-income families in New Orleans.	HousingNOLA has formed an Insurance Task Force to work with the State Insurance Commissioner and other stakeholders to research insurance costs and propose solutions.	Success	●
GNOHA will support the City of New Orleans in their efforts to reclassify East Bank neighborhoods as a FEMA Flood Zone X, a lower risk rating, to reduce insurance costs for East Bank Residents.	FEMA has reclassified East Bank neighborhoods as Flood Zone X which should result in lower flood insurance costs effective October 2016.	Success	●
Goal 4 Success Rate			94%

**"I'd like to see less land speculation and more covered bus and streetcar stops."**

Resident, Mid City

2015

# GOAL #5

## INCREASE ACCESSIBILITY FOR ALL WALKS OF LIFE, INCLUDING SPECIAL NEEDS RESIDENTS

New Orleans has long struggled to provide services to its most vulnerable residents. Disaster hits the most vulnerable the hardest, and Hurricane Katrina was no exception. As many of New Orleans' most vulnerable populations were not able to evacuate the city, the devastation left thousands homeless, led to an increase in physical and mental disabilities, and exacerbated existing health problems. 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.

### From the 5 Action Items for Goal 5



2

No Progress

1

In Progress

2

Success

2017

Action	Update	Status	Symbol
The City of New Orleans and the Advocacy Center should pursue additional funds to pay for home modifications to increase accessibility for renters and homeowners with special needs.		No Progress	○
Advocate for and enforce the existing requirement that all public agencies providing housing programs or services should produce materials in Spanish and Vietnamese and have a language access plan in place.		No Progress	○
GNOHA will work with UNITY of Greater New Orleans to include Transgender individuals in their Annual Point-in-Time count.	UNITY has begun to develop strategies for implementing a Transgender Point-In-Time Count for 2017.	In Progress	◐
The Housing Authority of New Orleans (HANO) should implement its Criminal Background policy passed in 2013, and advertise the process for allowing HANO clients to add a household member to assist with family unification.	The Housing Authority of New Orleans (HANO) has implemented the criminal background check policy it adopted in 2013 and has been publicizing the process.	Success	●
Expand Medicaid at the state level to increase resources for case management and wrap-around supportive services, freeing up capacity to house more people and retain residents in Permanent Supportive Housing units. Also, educate developers on using Medicaid to fund supportive services.	GNOHA worked with the Louisiana Housing Alliance and Capital Area Alliance for the Homeless to educate developers on using Medicaid to fund supportive services through the annual State Housing and Homeless Conference.	Success	●
Goal 5 Success Rate			50%





2015

# GOAL #6

## STRATEGIC GOALS



2016

Many say that New Orleans is one of the most “planned” cities in America. Although the public sector, nonprofits, universities, business and philanthropy have conducted myriad studies and planning processes through the post-Katrina years, experts and residents alike recognize that until HousingNOLA the city lacked a single, comprehensive housing blueprint. To execute HousingNOLA’s vision, we must be creative, intentional and strategic. The HousingNOLA Neighborhood Typologies exemplifies this value and will be reviewed annually to best assist in tracking neighborhood change and assisting with housing policy and funding choices by grouping neighborhoods with similar conditions.

The HousingNOLA *10-year Plan* indicates the need for 33,600 additional affordable units in the city by 2025. HousingNOLA also calls on local and state officials to identify and secure new revenue in order to preserve and expand an additional 9,080 safe, affordable homes for all New Orleanians by 2025. In order to do so, we must prioritize need and address the problems using the limited public resources.

### From the 8 Action Items for Goal 6



1

No Progress

1

In Progress

6

Success

2017

# Goal 6 | 2016

Action	Update	Status	Symbol
Monitor market conditions that could affect construction costs and work with home builders to review pricing.		No Progress	
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.	<i>Housing for Resilient New Orleans</i> requires NORA, HANO and the City of New Orleans to continue to prioritize residential development and effectively allocate the public funds for which they are responsible.	In Progress	
Provide an analysis of public funding and policy through the adoption of Affordable Housing Impact Statement.	The City Planning Commission Recommendation adoption of Affordable Housing Impact Statements and final adoption is anticipated before the end of 2016.	Success	
HousingNOLA will update annually its Neighborhood Typologies with any new release on the data sources that were used to identify the typologies. These updates will also use data secured through other HousingNOLA action items (e.g. Utility Analysis, Special Needs Data, and Affordable Housing Impact Statements)	A review of the data indicates that the Neighborhood Typology does not need to be updated for 2017	Success	
Work to create a robust capacity-building training program. Conduct a systems analysis of the nonprofit housing and community development sector in New Orleans; advocate to ensure that capacity building investments are deployed in frameworks that are outcomes-based; and develop a support system for Community Development Corporations (CDCs) that will create a comprehensive capacity building initiative, create a certification for CDCs, and analyze the industry to identify gaps and redundancies in the community development sector.	GNOHA, in partnership with HUD, Enterprise Community Partners, Whitney Bank, Capital One Bank and JP Morgan Chase have designed and conducted in depth assessments of affordable housing builders and homebuyer education organizations. The group has also identified and secured training resources for assessed organizations from the University of New Orleans, NeighborWorks® America, National Community Reinvestment Coalition and the Greater New Orleans Foundation.	Success	

Action	Update	Status	Symbol
Prioritize infill development within Diamond, Ruby and Topaz neighborhoods to ensure that affordable housing developed by has access to neighborhood amenities.	HANO awarded properties for redevelopment in the historic Bywater Neighborhood, a Diamond neighborhood.	Success	●
Focus large-scale multifamily (over 75 units) housing developments in Diamond, Ruby and Topaz (See Definitions in Neighborhood Typology Section) neighborhoods, unless a development is within a quarter-mile of a transit line or high frequency transit stops (30 minute headways or less), and has access to job centers and neighborhood amenities.	No large scale multi-family developments have been approved in Diamond, Ruby and Topaz neighborhoods.	Success	●
Provide an analysis of the publicly managed and/or funded supply of housing units via its annual Report Card by using the HousingNOLA Neighborhood Typologies and the upcoming 2015 New Orleans Market Value Analysis (MVA) census block market cluster categories.	The integration of the MVA and the HousingNOLA typology revealed the following findings: 1) New Units of Affordable Housing are unlikely to be built in the 'Topaz', 'Ruby' or 'Diamond' neighborhoods without the use of Inclusionary Zoning or utilizing existing public properties and reserving them; 2) The conversion of blighted properties and overgrown lots into affordable housing units is an opportunity in MVA Market Clusters C & D located in the 'Topaz', 'Ruby' or 'Diamond' neighborhoods; 3) In neighborhoods made up of mostly low income renters, where the construction of new affordable housing units is less feasible financially, a citywide strategic action such as a Rental Registry would have the most impact to support housing and overall quality of life; 4) In neighborhoods made up of mostly low income homeowners, where the construction of new affordable housing units is less feasible financially, a citywide financial rehabilitation assistance program would have the most impact to support housing and overall quality of life; and, 5) In 'Emerald' and 'Sapphire' neighborhoods, there exist several areas with MVA market clusters (A, B, C or D) where catalytic investments can be built upon to bring transformative change to its adjacent areas.	Success	●
Goal 6 Success Rate			75%



# Action Plan | 2017

Action	Executing Entity	Estimated Cost	Funding Source	Level
Goal #1: Preserve existing and expand the total supply of affordable rental and homeownership opportunities				
1.1	Increase production efficiency and organizational capacity among government partners (Finance Authority of New Orleans, HANO, NORA, City of New Orleans and Louisiana Housing Corporation), non-profits (housing counseling agencies and advocates), and developers to support unit production. Quarterly reviews will be conducted and made publically available.	City of New Orleans, GNOHA, Enterprise Community Partners		Local, State
1.2	UPDATE for 2017: Advocate for public agencies, the City of New Orleans, Orleans Parish School District and Recovery School District to develop a process to reserve land for the development of affordable housing on properties eligible for disposition.	City of New Orleans, Orleans Parish School Board, Recovery School District		Local
1.3	The Louisiana Housing Trust Fund is a proven mechanism for strengthening communities in Louisiana. From job creation and economic impact, to stability for homeless veterans, special needs populations and working families, a sustained investment in the Louisiana Housing Trust Fund will move Louisiana forward. HousingNOLA will advocate for the Louisiana legislature to create a dedicated source of revenue for the Louisiana Housing Trust Fund reserved for demonstrated need.	Louisiana Housing Trust Fund Initiative, Louisiana Legislature, LHA, GNOHA	\$30 million	State
1.4	UPDATE for 2017: The City Council should adopt an ordinance based on the results of the Inclusionary Zoning study, and affirm and/or amend the density bonus.	City of New Orleans, City Council, GNOHA		Local
1.5	UPDATE for 2017: Implement the study to design a workforce housing strategy for the Greater New Orleans region.	HousingNOLA, GNO, Inc., New Orleans Business Alliance		Local

**“There’s not enough retail, groceries, drug stores or restaurants.”**  
Resident Algiers Point

Action		Executing Entity	Estimated Cost	Funding Source	Level
1.6	UPDATE for 2017: HousingNOLA will advocate for a study of current zoning regulations that can prohibit the production of affordable housing. This study would advise the City, the Board of Zoning Adjustments and the City council on the removal of such barriers. The study should result in a Council motion.	City of New Orleans, CPC, City Council, GNOHA			Local
1.7	UPDATE for 2017: The City Council should adopt Health and Safety Standards for occupied rental housing in the form of a Rental Registry.	City of New Orleans, City Council, GNOFHAC, GNOHA			Local
<b>Goal #2: Prevent future displacement through development activities and continued study and policy review.</b>					
2.1	The City of New Orleans should study and create a loan fund/loan loss reserve to assist homeowners and landlords with seed funding for property rehabilitation and encourage re-use of vacant lots by current residents and pre-storm residents. The City's 2017 budget should include at least the same allocation (\$500,000) for the fund as the 2016 budget.	City of New Orleans, Assessor's Office, State of Louisiana, GNOHA, GNOFHAC, LHC			Local, State
2.2	The City should explore and draft a proposal for additional property tax relief for low- income homeowners facing increases in property assessments based on how long they have lived in their home and their income.	City of New Orleans, Assessor's Office, GNOHA, GNOFHAC			Local
2.3	The City should investigate other tax relief measures for investor owners who would agree to preserve and create affordable rental units.	City of New Orleans, NORA			Local
2.4	ADDED for 2017: Louisiana should adopt progressive comprehensive tax reform measures in the 2017 Regular Legislative Session in order to ensure state revenues are adequate to fund critical services utilized by low-income homeowners and renters.	Louisiana Legislature, Louisiana Budget Project, GNOHA, Revenue raising coalition			State
2.5	ADDED for 2017: Louisiana should preserve and enhance the state's Earned Income Tax Credit that incentivizes work and helps hard working low-income families make ends meet.	Louisiana Legislature, Louisiana Budget Project			State

# Action Plan | 2017

Action		Executing Entity	Estimated Cost	Funding Source	Level
Goal #3: Enforce and promote fair housing policies throughout New Orleans.					
3.1	Expand education programs for property owners that receive home repair grants/ loans and enrollment in education courses with Louisiana Homebuyer Education Collaborative certified counseling agencies that emphasize Fair Housing and other Fair Housing groups. Programs should provide knowledge of city codes, like the Rental Registry, and should be included as a requirement by the City, and other public entities, in their NOFAs, RFPs and other applications for incentives and funding.	GNOHA, LHEC, GNOFHAC, SLLS, Advocacy Center			Local
3.2	GNOHA, HANO 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).	GNOHA, HANO, LHEC			Local
3.3	ADDED for 2017: Landlord education curriculums should be standardized, and certificates of completion should be offered with an expiration date	GNOHA, HANO, LHEC			Local
3.4	ADDED for 2017: The City and HANO will work with community based organizations 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.	City of New Orleans, HANO, GNOFHAC, GNOHA, HousingNOLA			Local
Goal #4: Encourage sustainable design & infrastructure for all New Orleanians.					
4.1	GNOHA will work with City Planning Commission staff to educate developers on Article 23 of the New Orleans Comprehensive Zoning Ordinance, which requires landscape, storm water management and screening for development or redevelopment projects. GNOHA will also encourage the CPC to conduct targeted outreach in the form of education sessions to encourage more property owners to meet the article's purpose.	GNOHA, CPC			Local



Action		Executing Entity	Estimated Cost	Funding Source	Level
4.2	The Alliance for Affordable Energy will lead efforts to track energy efficiency data for GNOHA members' properties, and will advocate for easier access to utility (water, electricity and gas) data. The City of New Orleans will be benchmarking for commercial and public properties.	Alliance for Affordable Energy, City of New Orleans			Local
4.3	Support the implementation of <i>Resilient New Orleans</i> led by the City of New Orleans, Sewage and Water Board, Public Works and Parks and Parkways by supporting the following strategies: Investing in household financial stability; building social cohesion; reducing property owners' risk by investing in water management strategies; and improving the redundancy of energy infrastructure.	City of New Orleans, Sewage and Water Board, Parks and Parkways			Local
4.4	GNOHA and the Appraisers Association will study and advocate for appraisals to reflect energy efficient and green construction investments.	GNOHA, Appraisers Association			Local
4.5	GNOHA will work with the New Orleans Metropolitan Association of Realtors to include energy efficiency measures on their Multiple Listing Service (MLS) sheets to highlight homes with energy efficiencies.	GNOHA, NOMAR			Local
4.6	GNOHA will advocate for the New Orleans City Council Utility Committee to ensure that Entergy New Orleans increases programming of Energy Smart and other demand-side management programs for multifamily properties.	GNOHA, New Orleans City Council Utility Committee			Local
4.7	GNOHA will support developments with a green certification based upon a national standard (ex. Enterprise Green Communities, Energy Star, LEED) in all multifamily residential developments.	GNOHA			Local
4.8	GNOHA, along with rate-payer advocate groups like the Alliance for Affordable Energy, will work to facilitate policy change that addresses the root causes of New Orleans' high utility costs for homeowners and renters.	GNOHA, Alliance for Affordable Energy, Rate-payer Advocacy Groups			Local

# Action Plan | 2017

Action	Executing Entity	Estimated Cost	Funding Source	Level
Goal #5: Increase accessibility for all walks of life, including special needs residents.				
5.1	The City of New Orleans and the Advocacy Center should pursue additional funds to pay for home modifications to increase accessibility for renters and homeowners with special needs.	City of New Orleans, Advocacy Center		Local
5.2	UPDATE for 2017: Advocate for and enforce the existing requirement that all public agencies providing housing programs or services should produce materials in Spanish and Vietnamese and have a language access plan in place.	City of New Orleans, HANO, NORA		Local
5.3	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.	UNITY of GNO, GNOFHAC		Local
5.4	GNOHA will work with service providers to create a data repository to collect and track data on special needs populations and accessible housing units in New Orleans, and educate landlords on the benefits of housing special needs populations with vouchers.	GNOHA, HANO, City of New Orleans		Local
5.5	ADDED for 2017: Human Relations Commission should put in place transparent tracking and reporting on the number and disposition of fair housing complaints, by protected class, which it receives.	Human Relations Commission		Local
5.6	ADDED for 2017: For criminal background denials and appeals, HANO should put in place transparent tracking and reporting on the number and disposition of cases on HANO and 3rd-party managed properties.	HANO		Local
5.7	ADDED for 2017: For reasonable accommodation requests, HANO should put in place transparent tracking and reporting on the number and disposition of cases.	HANO		Local

Action		Executing Entity	Estimated Cost	Funding Source	Level
5.8	ADDED for 2017: CPC should put in place transparent tracking and reporting on the number and disposition of reasonable accommodations requests in the new CZO.	CPC			Local
5.9	Explore additional services aimed at those with mental illness and/or drug addiction and facilitate better coordination of services	City of New Orleans, State of Louisiana, GNOHA, LHC			Local, State
5.10	HANO should reinstitute voucher set-asides for survivors of domestic violence and survivors transitioning to independence.	HANO, SLLS, GNOFHAC			Local
5.11	Advocate that the Louisiana Department of Public Safety and Corrections change their policies to allow more than one person on parole to live together to reduce the cost of housing and lower barriers for ex-offenders to secure housing.	State of Louisiana, LHC			Local
5.12	ADDED for 2017: Support the implementation of UNITY's 2016 "Bold Plan of Action To Sharply Reduce Homelessness By Taking Evidence-Based Practices to Scale."	UNITY			Local
5.13	Engage youth service providers to collect data and develop policy recommendations to support their housing needs	GNOHA, Urban League, Orleans Parish School Board			Local
5.14	Engage Latino, Vietnamese and other immigrant population to address language access barriers with housing resources	City of New Orleans, GNOHA, University of New Orleans			Local
5.15	ADDED for 2017: Engage special needs communities to collect data and develop policy recommendations that support their identified housing needs	GNOHA, HousingNOLA. Advocacy Center, VOTE			Local



# Action Plan | 2017

Action		Executing Entity	Estimated Cost	Funding Source	Level
5.16	ADDED for 2017: Engage artist and culture bearer communities to collect data and develop policy recommendations that support their identified housing needs	GNOHA, HousingNOLA			Local
Goal 6: Strategic Goals					
6.1	UPDATE for 2017: Implement support system for Community Development Corporations (CDCs) that creates a comprehensive capacity building initiative, create a certification for CDCs, and analyze the industry to identify gaps and redundancies in the community development sector.	HUD, GNOHA, Enterprise, Whitney Bank, JP Morgan Chase, GNOF, NeighborWorks			Local
6.2	Study market conditions that could affect construction costs and work with home builders to review pricing and discuss solutions to contain costs.	GNOHBA, GNOHA, UNO, Tulane			Local
Goal 7: Improving Quality of Life in New Orleans Neighborhoods					
7.1	Focus on transit-oriented development overlay in areas with high levels of investment in underserved communities, such as Canal Street at the Bio District, Lafitte Greenway, and the St. Claude Corridor.	City of New Orleans, CPC, HousingNOLA, GNOHA			Local
7.2	Encourage coordination among affordable housing developers, New Orleans Regional Transit Authority (RTA) and the City to position more transit opportunities near affordable housing in order to increase access for residents.	Housing Developers, New Orleans Regional Transit Authority, City of New Orleans			Local
7.3	Reduce blight and vacancy in underserved communities by promoting alternate land use by creating new neighborhood amenities such as community gardens, playgrounds, and pocket parks.	City of New Orleans, NORA, NORDC			Local
7.4	Reduce blight and vacancy by working with community groups to track conditions.	City of New Orleans, BlightSTAT			Local
7.5	Reduce blight and vacancy by exploring programs to put blighted and vacant properties into the hands of private owners.	City of New Orleans, NORA, Blights Out			Local
7.6	Promote partnerships between housing developers and community service providers to create programs beyond housing.	GNOHA			Local

2016

# Looking Forward

HousingNOLA directs efforts around the following special projects to advance its 2017 Action Plan, which codifies policy and production goals that should impact New Orleans' housing market: Inclusionary Housing Tiger Team; Healthy Homes Initiative (Dampness/Mold); Assessor Working Group; Insurance Task Force; Lenders Roundtable; and Workforce Housing Council.

Highlights around HousingNOLA's next 12 months will include:

- Advocating for the creation of dedicated resources to create more housing;
- Studying the creation of a loan fund/ loan loss reserve to assist homeowners and landlords with seed funding for property rehabilitation and encourage re-use of vacant lots by current residents and pre-storm residents;
- Expanding education programs that promote financial literacy and homeownership;

- Facilitating policy change that addresses the root causes of New Orleans' high utility costs for homeowners and renters;

- Assisting HANO in implementing a "mobility counseling" program, which will provide low-income families with financial literacy that helps them move to, and stay in, safer neighborhoods with stronger schools and better jobs;

- Implementing a support system for Community Development Corporations (CDCs) that creates a comprehensive capacity building initiative, and

- Promoting partnerships between housing developers and community service providers to create programs beyond housing.

It is clear that eleven years after Hurricane Katrina, New Orleans is on its way to equitably address the housing needs of all.

2017

2018



# Housing Snapshot

Data	2014	2015
Median Home Value	\$192,000	\$216,800
Median Rent	\$907	\$947
Population	384,320	389,617
Unoccupied Homes	20,333	21,547
Renters with Cost Burden	54%	56%*
Homeowners with Cost Burden	33%	30%*

\*Please note, these small percentage changes fall within the margin of error.



**“I live in a historical housing project, which makes me feel connected to the city even though I’m a transplant.”**

Jessica Rogers, Bienville-Basin



# HousingNOLA Partners

## HousingNOLA Executive Committee

Brenda Breaux, New Orleans Redevelopment Authority  
Daisy LaGrue, Make It Right  
Ellen Lee, City of New Orleans  
Flozell Daniels, Foundation for Louisiana  
Fred J. Johnson, Jr., Neighborhood Development Foundation  
Mindy Dinicola, Hancock Whitney Bank

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Maxwell Ciardullo, Greater New Orleans Fair Housing Action Center  
Nicole Heyman, Center for Community Progress  
Timolynn Sams-Sumter, Neighborhood Partnership Network  
Wayne Glapion, The Village

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Cameron Boissiere  
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Twanda Lewis, Review Team Co-Chair  
April White  
Alonzo Knox  
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Charles Hymes  
Christina Arington  
Christopher C. Hamilton  
Gloria DeCuir  
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Angela O'Byrne, Perez, APC  
Fred J. Johnson, Neighborhood Development Foundation  
Nicole Barnes, Jericho Road Episcopal Housing Initiative  
Victor Smeltz, Renaissance Neighborhood Development Corporation

## HousingNOLA Leadership Board Member Organizations

AARP, Inc.  
Advocacy Center Louisiana  
Alembic Community Development  
Alliance for Affordable Energy  
American Institute of Architects - New Orleans  
Asakura Robinson  
ASI Federal Credit Union  
Bastion: Community of Resilience  
Best Babies Zone  
Blights Out  
Broad Community Connections  
Broadmoor Improvement Association (BIA)  
Bureau of Government Research (BGR)  
Business Council  
Cafe Reconcile  
Capital One Bank  
Catholic Charities Archdiocese of New Orleans (CCANO)  
Center for Community Progress (CCP)  
Center for Planning Excellence (CPEX)  
Center for Restorative Approaches (CRA)  
Crescent City Land Trust (CCLT)  
Citizens for a Better HANO  
City Councilmember James A. Gray (District E)  
City Councilmember Jared Brossett (District D)  
City Councilmember Jason Williams (Councilmember-at-Large)  
City Councilmember LaToya Cantrell (District B)  
City Councilmember Nadine Ramsey (District C)  
City Councilmember Stacy Head (Councilmember-at-Large)  
City Councilmember Susan Guidry (District A)  
City of New Orleans Office of Housing Policy and Community Development  
City of New Orleans Planning Commission  
Committee for a Better New Orleans (CBNO)  
Covenant House  
Delachaise Neighborhood Association  
Dillard University  
Domain Companies  
East New Orleans Neighborhood Advisory Commission (ENONAC)  
Energy Wise New Orleans  
Enterprise Community Partners  
Faubourg Lafitte Tenants' Association  
Faubourg St. Roch Improvement Association  
Federal Deposit Insurance Corporation (FDIC)  
Federal Reserve of Atlanta  
Fidelity Bank  
Finance Authority of New Orleans (FANO)  
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  
 Good Work Network  
 Greater New Orleans Fair Housing Action Center (GNOFHAC)  
 Greater New Orleans Foundation (GNOF)  
 Greater New Orleans, Inc.  
 Green Coast Enterprises  
 Gulf Coast Housing Partnership  
 Gulf Coast Bank and Trust  
 Habitat For Humanity  
 Harmony NOLA  
 Hancock Whitney Bank  
 Historic Faubourg Treme Association  
 Homebuilders Association of Greater New Orleans  
 Hotel Hope  
 Holy Cross Neighborhood Association  
 Housing Authority of New Orleans (HANO)  
 HRI Properties  
 Iberia Bank  
 Institute of Women & Ethnic Studies  
 Iris Development LLC  
 J.P. Morgan Chase  
 Jane Place Neighborhood Sustainability Initiative (JPNSI)  
 Jericho Road Episcopal Housing Initiative  
 Joe W. Brown Memorial Park  
 Justice and Beyond  
 Lakeview Christian Center  
 Latter & Blum Property Management  
 LDG Development  
 Lawyers' Committee for Civil Rights Under Law  
 Louisiana Appleseed  
 Louisiana Association of Affordable Housing Providers (LAAHP)  
 Louisiana Budget Project  
 Louisiana Department of Health & Hospitals  
 Louisiana Housing Alliance (LHA)  
 Louisiana Housing Corporation (LHC)  
 Louisiana Justice Institute (LJI)  
 Louisiana Office of Community Development - Disaster Recovery Unit  
 Lower 9th Ward Stakeholders' Coalition  
 Lower 9th Ward Neighborhood Empowerment Association (NENA)  
 Mary Queen of Vietnam Community Development Corporation  
 Mirabeau Learning Center  
 Neighborhood Assistance Corporation of America (NACA)  
 Neighborhood Development Foundation (NDF)  
 Neighborhood Partnership Network (NPN)  
 NeighborWorks® America  
 Network for Economic Opportunity (NEO)  
 New Orleans Area Habitat for Humanity  
 New Orleans Convention and Visitor's Bureau  
 New Orleans Department of Public Works  
 New Orleans Health Department  
 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 St Claude Association of Neighbors  
 New Zion City Preservation Association  
 NEWCITY Neighborhood Partnership  
 NewCorp, Inc.  
 NO/AIDS Task Force  
 NOLA Business Alliance  
 Nolaming Properties, LLC  
 Northshore Housing Initiative (NHI)  
 Northshore Land Trust  
 Odyssey House Louisiana  
 One Voice Louisiana

Perez, APC  
 Preservation Resource Center (PRC)  
 Professional Innkeepers' Association (PIANO)  
 Project Homecoming  
 Providence Community Housing  
 Puentes New Orleans  
 Rebuilding Together New Orleans (RTNO)  
 Recovery School District  
 Redmellon  
 Regional Transit Authority (RTA)  
 Renaissance Property Group  
 Restaurant Opportunities Center United  
 Ride New Orleans  
 Rebuilding Together New Orleans (RTNO)  
 Road Home Action Network Team  
 Rosa F. Keller Library and Community Center  
 Rosedale Subdivision  
 Southeast Louisiana Legal Services (SLLS)  
 Southern United Neighborhoods  
 SBP  
 St. Roch CDC  
 The Data Center  
 The Village  
 Thomas Strategies, LLC  
 TMG Consulting  
 Tulane University Center for Public Service  
 Tulane University- Sustainable Real Estate Development  
 U.S. Department of Housing and Urban Development (HUD) - New Orleans Field Office  
 UNITY of Greater New Orleans  
 University of Leuven  
 University of New Orleans  
 Urban Focus LLC  
 Urban League of Greater New Orleans  
 VAYLA New Orleans  
 Voices of the Ex-Offender (V.O.T.E.)  
 Volunteers of America Greater New Orleans  
 Wells Fargo



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