

Candidacy	Question	Responses	Average Score
Tilman Hardy, City Council, District A	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	I will not sell out or pander to those who do not understand the obstacles we are facing. I have compassion for those affected with our housing shortage as I am one of them. For many years our housing experts have laid out plans to fill the voids and those voices have been met with resistance by those who don't have to listen. Blighted property in this city must be put back into commerce. DBE construction companies must be retooled to build attractive, sustainable housing that fits into the fabric of our city and can sustain us for the next 300 years.	4
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?	Yes	5
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	The Louisiana Housing Corporation must allocate more funding for longer term affordable housing. I will fight to implement GNOHA's agenda, using GNOHA's target numbers and GNOHA's approved strategies. I will not sell out to developers as our problem is too dire.	3
	Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5

	If so, how?	I'll work with FANO and GNOHA to determine what possibilities exist, and I'll support the most progressive strategy we can reasonably sustain. Once we set I'll targets based on the need to eliminate poverty and homelessness, I won't settle for less and will vote "no" for anything that doesn't hit the mark.	4
	The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?	Yes	5
	What is your vision for wealth building for low-moderate income households?	1) We must encourage and help lower income owners to keep their properties through the gentrification process happening throughout the city. 2) We must adopt the most recent Energy Code 2015 or higher and convince the Legislature to require owners to disclose RESNET or equivalent energy ratings on residential and commercial buildings. 3) We must help low income owners gain access to capital and credible contractors who can help them to renovate and maintain properties. 4) We must lift up all small businesses, organizations, schools, neighborhood associations, located in impoverished neighborhoods. Affordable daycare, high performing schools, parks, restaurants and other businesses with living wage jobs, grocery stores, etc, are more desirable and lead to more equity. 5) I plan to squash conflicts of interests in neighborhood associations that are not helping low to moderate income families by implementing standards for them that require committees that serve every demographic.	4

	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>No Answer</p>	<p>0</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>
	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>I have supported and will continue to support increases in affordable housing resources and inclusionary zoning.</p>	<p>4</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	<p>5</p>

	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>Yes, I will support the Assessment of Fair Housing Plan. I'll advocate for increasing the DBE loan pool from \$1.5MIL to \$150MIL and prioritizing DBE housing developers who can develop and maintain HANO scattered sites as well as blighted and nuisance properties throughout the City. I will support NORA in acquiring more dollars to expedite this process. I will also ensure that investments in infrastructure are more equitably distributed by prioritizing high poverty areas as opportunity zones. An example is an increase in the frequency of RTA buses in NO East.</p>	4
	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	Yes	5
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	Yes	5
	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	Yes	5
	Interview/Forum (Max - 20 points)		10
	Bonus/Penalty for Voting Record (Max - 10)		0

	Total Score		78
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Candidacy	Question	Responses	Average Score
Dawn Hebert, City Council, District E	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	I would honor the commitment by coordinating efforts with HousingNOLA to achieve the vision over the next decade to provide high-quality, safe, and accessible housing that is affordable for individuals and families of all income levels throughout New Orleans. Tax credit units are being built in neighborhoods that do not provide access to jobs, good schools, and healthy environments, the greater access to these neighborhoods are located above the industrial canal. Efforts by my office will help HousingNOLA identify property available for sale for refurbishing or new construction by interested contractors in District E.	4
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?	Yes	5
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	When notified of proposed development in my District, my office will request to meet with developers to ensure the project will increase the value of property in the neighborhood and provide high quality construction for its tenants. Developers will be encouraged to meet with the surrounding community to discuss plans for the development and listen to community input. Hopefully, affordable housing will be evenly distributed throughout the city and not concentrated in certain areas.	3

	Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5
	If so, how?	Yes, I will support HousingNOLA, first time homeowners classes and encourage home ownership for renters in my District by holding community meetings and reaching out to families interested in the current program.	3
	The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?	Yes	5
	What is your vision for wealth building for low-moderate income households?	My vision is to make available funding for low-moderate income households to purchase homes and encourage developers to build houses compatible to current neighborhoods. Home ownership would increase the development of neighborhoods, bring economic development and provide safe environments for families. Many residents are not familiar with opportunities available for home ownership. My office would routinely, if possible, seek agencies to hold classes for residents interested in the programs available.	4

	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>No answer provided during survey. Candidate Hebert addressed this question during her interview. She confirmed that she is concerned about STRs and would not like to see STRs in neighborhoods that have a large number of single family residences.</p>	<p>3</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>
	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>I would work with fellow City Council members to freeze tax assessment amounts on property presently owned in communities in affected areas. Unfortunately homeowners are being priced out of their home due to high taxes and insurance. Once the property is sold the tax assessment would change, protecting current owners.</p>	<p>3</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	<p>5</p>

	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>I would definitely support the goal of the Assessment of Fair Housing Plan to ensure new affordable housing is located in areas near areas consistent with jobs, transportation, schools and grocery stores. The goals to expand efforts in creating equitable healthy housing that recognizes the direct connections between healthy housing and quality of life is very important and should be revisited in current Apartment Complexes offering affordable rents. Efforts to increase Economic Development is an essential component to support renters in New Orleans East. When possible, my office would engage with the Housing Authority to ensure targeted affordable housing is placed in areas with infrastructure components benefiting renters.</p>	3
	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	Yes	5
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	Yes	5
	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	Yes	5
	Interview/Forum (Max - 20 points)		12

	Bonus/Penalty for Voting Record (Max - 10)		0
	Total Score		80

Candidacy	Question	Responses	Average Score
Daniel Ring, City Council, District A	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	I plan to support this commitment by working with the mayor and the rest of the council to seek funding on multiple levels including but not limited to public monies from sales of public properties, philanthropic donors and private donations. I will also work to make sure the State and Federal representatives work with us to continue to move this program forward.	4
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?	Yes	5
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	I will keep the focus on affordable housing so the State releases a Qualified Allocation Plan (QAP) each year. In addition, I will work with the state to ensure that the credit ceiling is met to ensure we qualify for the national pool credit available.	4
	Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5

	<p>If so, how?</p>	<p>I will work to strengthen relationships with local lenders who know the area and are involved in the community and work to have those lenders help the city allocate resources for many of the educational and literacy programs regarding finance. By having financially literate clients, banks may assume less risk. By creating a task force that works with first time home buyers to navigate the challenging waters of the home buying process.</p>	<p>3</p>
	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Yes</p>	<p>5</p>
	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>First I would cornerstone this vision on a living wage of 15 dollars an hour. By working with advocacy groups such as your organization and Step Up Louisiana and their 3-point plan (15/hour, ban the box, equal pay/equal work) I will work to ensure all residents have an equitable say at the table. By having financial education seminars, which we may be able to do at the volunteer level, we can further educate low-moderate income households to increase their wealth. By doing this, we strengthen the city as a whole.</p>	<p>4</p>

	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>I would amend the current short-term rental ordinance to a temporary status of only owner-occupied permits being issued. After that we can look further and see what areas that are being pursued (such as Treme, Central City and the Bywater) by developers or investors to prevent any more of a land grab.</p>	<p>4</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>
	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>A focus on Community Land Trusts would be the primary step in keeping neighborhoods that are being developed from being gentrified. Allowing home ownership while the community owns the land allows the ideal of home ownership to happen but also gives the community and, ultimately, the city a safety net on the property. When price is controlled by the community rather than the market, it keeps the market from exploding and gentrification from setting in.</p>	<p>4</p>

	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>This goal needs to be supported if the City of New Orleans intends to keep its focus on current residents. As a council member I will work with NORTA and business leaders to come together to create a partnership with the city to maintain more frequent bus/street car lines and to create jobs along those bus lines. By working in areas that are underserved we strengthen the overall climate. By using available Federal and State grants, I will push for training as well as transportation so people of the city can get a job, get to the job and keep a job.</p>	<p>4</p>
	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>

	Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?	Yes	5
	Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?	Yes	5
	Interview/Forum (Max - 20 points)		0
	Bonus/Penalty for Voting Record (Max - 10)		0
	Total Score		72

Candidacy	Question	Responses	Average Score
Jason Coleman, City Council at Large, Division 2	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	As Council President/VP I am committed to 7,500 new affordable housing and 30,000 over all affordable units by 2025. Tax incentives and credits will continue but all agreements shall equal the dollar value to housing value for the time affordable unit is under contract with private developers.	3
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?	Yes	5
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	I will support our delegation and nonprofits in building relationships throughout our state to allocate funding for affordable housing.	3
	Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5
	If so, how?	Programs like first home buyers etc will be funded by applicant forecasting models with set asides for minorities due to lower home ownership and loan approvals. This is a budget increase item.	3

	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Yes</p>	<p>5</p>
	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>Wealth building is a path to success. Career training, job placement, budgeting, credit management, savings, home ownership and insurance coverage are all part of a good financial plan.</p>	<p>3</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>I would advocate for short term whole dwellings mirror the same requirements for low occupancy inns, etc. A cap on short rental permitting is another method to stop over crowding.</p>	<p>4</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>No</p>	<p>0</p>

	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>Property tax should be frozen for all owner occupant properties.</p>	<p>2</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>The goal of complete trips, biking lanes, job 1, education, RTA, HUD, nonprofits, commerce, infrastructure, and employment have to be organized and funded throughout the city of New Orleans. Poverty is block to block in this city. I have worked on task force and committees that focused on solving transportation issues. Results were nationally ranked bike paths, rental bike programs, complete street ordinance, taxicab reforms, RTA improvements, etc. I am committed to creating a committee to recommend best practices and policies to the council.</p>	<p>3</p>

	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	<p>Yes</p>	<p>5</p>
	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	<p>Yes</p>	<p>5</p>
	<p>Interview/Forum (Max - 20 points)</p>		<p>0</p>
	<p>Bonus/Penalty for Voting Record (Max - 10)</p>		<p>0</p>
	<p>Total Score</p>		<p>61</p>

Candidacy	Question	Responses	Average Score
Timothy David Ray, City Council, District B	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	To honor this commitment, the City should be open to consider all available options. I believe we must appoint adequate amounts in our operating budget for affordable housing, create more low and median-income housing subsidies, redevelop our HANO scattered sites, be open to offering developers incentives to create more affordable units, support efforts to turn privately-owned blighted properties into affordable units, offering property tax credits or relief to land and homeowners who create more affordable housing, and more.	5
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?	Yes	5

	<p>How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?</p>	<p>I believe the City of New Orleans needs to engage in consistent communication and planning with the Louisiana Housing Corporation to work for more funding for affordable housing created by developers, an allocation formula of awarding points to developers that offers more points, and therefore funding, for longer periods of affordability. I would also like the City to develop programming that would educate and train citizens in ways to create affordable housing. It is my belief that there are citizens who would engage in creating more affordable units, without personal profit as a motive. Then, if we have more developers prioritizing long periods of affordable housing, any developer wishing to sell property currently identified by the LHC as affordable would have more options to sell that would satisfy the spirit of LIHTC program.</p>	<p>5</p>
	<p>Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?</p>	<p>Yes</p>	<p>5</p>

	<p>If so, how?</p>	<p>During our annual budgeting process, I would work with the full Council to add more funding for homebuyer education trainings, and look for resources that can be allocated to either existing programs, or to new programs that can be funded by the City. "The City Charter provides that the City Council may amend the Mayor's Proposed Budget; it may increase, decrease or delete any item of appropriation proposed by the Mayor. By a two-thirds vote of its members, the Council may add new items of appropriation." This means that the final say for our annual operating budget is given to the City Council; we can and should ensure resources are provided to support first-time homebuyers and financial literacy.</p>	<p>5</p>
	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Yes</p>	<p>5</p>

	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>To increase wealth building in low to moderate income households and neighborhoods, I understand the matter as being one of education and opportunity. I believe all stakeholders (the City, non-profits, religious groups, community and civic agencies) should supplement our children's public education to include financial literacy and planning.</p> <p>However, I would like to see more programs and tools that would offer financial literacy training to adults in New Orleans. Living paycheck to paycheck is not sustainable, and that was proven in 2005. Wealth building has not been an area we have focused on with any strategy as a city before, I believe the lack of focus is how we ended up with such a lack of wealth - even among moderate income families. I support developing a focused plan of financial education to change this norm.</p>	<p>4</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>The STR should be amended to reflect the displeasure of the residents, especially across District B, who have seen underused units in their neighborhoods and have felt the lack of culture and community due to the transient nature of short-term rentals. There is a need to consider the supplemental income short-term rentals afford to residents; this is why I would support the regulation of a room of rooms in an owner-occupied space, but whole home rentals appear to be detrimental to both the culture and fabric of our neighborhoods, and our housing stock.</p>	<p>4</p>

	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>
	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>I have met with many residents who have seen their property taxes increase because the 'value' of their homes are increased by new investments in their neighborhoods. Many New Orleanians face being priced-out of areas that have lived in all of their lives. I have spoken with the Assessor of Orleans Parish about solutions for residents who do not already qualify for a property tax assessment freeze. The solutions are nuanced and would require coordination with our State Legislature, but I believe we must get something done at the state level to provide a long-term solution. What the City of New Orleans can do, is be more active in the awarding of permits and zoning changes. When new developments are likely to disrupt the existing levels of homeownership or rates at which existing properties are assessed, I believe the City must be cautious about awarding permits and exempting zoning requirements.</p>	<p>5</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	<p>5</p>

	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>While HUD's plan would be implemented, we must also pursue commercial business development in targeted low-poverty neighborhoods. Going a step further, I would like to simultaneously work to increase the presence of minority businesses - I believe both are achievable goals and complimentary. In a similar manner, very little attention has been paid to upgrade and modernize some of our infrastructure in these low-poverty neighborhoods. I would work to prioritize it in these neighborhoods. The effects can be measured not only in dollars and cents, but in neighborhood pride and the sense of care about and within ones community.</p>	4
	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	Yes	5
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	Yes	5
	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	Yes	5
	Interview/Forum (Max - 20 points)		10
	Bonus/Penalty for Voting Record (Max - 10)		0
	Total Score		87

Candidacy	Question	Responses	Average Score
<p>Aaron Christopher, City Council at Large, Division 2</p>	<p>The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?</p>	<p>By auditing and assessing property taxes, and supporting organizations and opportunities that assist economically disadvantaged persons in acquiring funding for housing. Partnering with lenders and if needed deploy legislation. New Orleans is a city of mostly renters, and leasing and rental rates need to be diligently examined. There are many instances where rates are inflated because there is no protection from usury- recourse that's accessible to disadvantaged citizens. Another issue with housing is gentrification and abuse of the executory process. Most foreclosures go uncontested and by acquiescence a home owner unknowingly surrenders their property to malicious lenders and banks. There are many property owners whose property is in the care of the City of New Orleans because the owners have failed to pay property taxes. Many of those properties have been subject to demolition while others are tied up in successions, or the lack of the latter. Addressing these issues IMO, would allow for not only for housing to be affordable, but reduce gentrification, and allow the people to maintain the exercise of their rights to property and their pursuit of happiness.</p>	<p>4</p>
	<p>In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?</p>	<p>Yes</p>	<p>5</p>

	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?	Yes	5
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	The city needs State and Federal legislation to sustain a viable infrastructure. I intend to be active in working with our State and Federal leadership, to ensure that the needed funding is secured, and that the City of New Orleans has the proper auditing and quality assurance needed to meet our goals.	4
	Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5
	If so, how?	I do not have enough information to provide an answer;	3
	The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?	Yes	5
	What is your vision for wealth building for low-moderate income households?	Most of my research in the past few months has been dedicated to creating a Universal Basic Income experiment for 50% of the homeless persons in the City of New Orleans. The secret to wealth building is knowledge building. Increasing education will increase one's value in society. None of the colleges in the City of New Orleans offer online courses. This creates a disadvantage to certain people who want to increase their education while working full-time. I plan to push for online educational credits and certificates for every campus.	4

	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>I would propose an amendment or listen to what the public suggest. Because this issue was of high public interest, I would call for a vote by the people of the city and allow them to decide. We need more input from our constituents. The people need to be more involved with their government.</p>	<p>3</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>
	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>My family has lived in Treme since 1806, and I am fighting gentrification myself. We need to audit our property assessments, and/or create an universal based cap on rents; subject to provisions.</p>	<p>3</p>

	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>I do not have enough information to provide an answer;</p>	<p>2</p>
	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>

	Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?	Yes	5
	Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?	Yes	5
	Interview/Forum (Max - 20 points)		0
	Bonus/Penalty for Voting Record (Max - 10)		0
	Total Score		68

Candidacy	Question	Responses	Average Score
Jason Williams, City Council at Large, Division 2	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	Initiatives such as the Smart Housing Mix and changes to the Master Plan to allow for greater density will help the city achieve these goals. As a current Councilmember At Large I have been involved in and supportive of the process for both. I will continue to work with my fellow Councilmembers and the new administration to hold this commitment to the highest standard.	3
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?	Yes	5
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	As a blue dot in a sea of red, New Orleans is often negatively affected by State priorities that differ from our own. I believe it is crucial to use Council power, even if just by resolution or influence, to push the LHC to make decisions that address our city's affordability crisis. I will continue to work with our State Legislature and Governor to fight for the investment that our city needs in affordable housing.	4
	Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5

	If so, how?	I will continue to work with the Office of Community Development to allocate that department the resources they need to enhance the programs they currently offer. I will continue to work with local finance leaders to encourage community building through investing in first time homebuyers.	3
	The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?	Yes	5
	What is your vision for wealth building for low-moderate income households?	So much of what takes a toll on a family's finances are increased costs out of their control. During my time on the Council I have advocated to keep transportation and utility costs low in New Orleans as to not place even further burden on low income households. Additionally, our city's economic structure cannot rely on tourism alone. I intend to continue to strengthen our city's DBE structure and advocate for pay raises for the municipal employees under City Council's scope. Although the school system is out of Council control, I fully believe we must hold our education system to a higher standard so that our young people are prepared for and competitive in the job market.	4

	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>We must re-evaluate the influence the current ordinance has had on our neighborhoods. I believe that through exploring additional legislative and administrative avenues, we can fine tune the STR ordinance to be less of a burden on residents of the city. This re-evaluation will also include assessing how the money collected from platforms is being, or not being, utilized to mitigate the affordable housing crisis.</p>	<p>4</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>
	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents</p>	<p>Investment is a double edged sword. Recent floods have shown just how critical big investments in infrastructure are to all of us. Stormwater management is a concern for everyone in New Orleans regardless of geography. For existing residents of neighborhoods receiving these investments, tax subsidies and incentives can alleviate the growing pressures residents face, such as waiving stormwater fees if modifications to the property are made. This displacement is deeply rooted in income equality and therefore a goal must continue to be economic investment to benefit all our constituency.</p>	<p>4</p>

	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>Yes I support this goal. It is incredibly unfortunate that after being one of the first municipalities to submit our FHA plan, the presidential administration changed and HUD is no longer properly operated or supervised. To achieve the goals outlined in the assessment plan, every city department must work together to do its part. In the development of units, we can no longer concentrate low-income housing to far flung neighborhoods. Additionally, we have to invest in neighborhoods that are outside the city center. There should not be a 20 year life expectancy difference between residents in different zip codes as there is between Iberville and Lakeview. I fully support a better funded NORDC, better bike-ped infrastructure alongside public transportation and an investment in infrastructure to keep all neighborhoods in the city safe from weather events. If re-elected I will continue to push for these goals to achieve a more economically equitable city.</p>	<p>4</p>

	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	<p>CM Williams answered this question in the accompanying email.</p>	<p>4</p>
	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	<p>Yes</p>	<p>5</p>
	<p>Interview/Forum (Max - 20 points)</p>		<p>15</p>
	<p>Bonus/Penalty for Voting Record (Max - 10)</p>		<p>5</p>
	<p>Total Score</p>		<p>90</p>

Candidacy	Question	Responses	Average Score
Aylin Maklansky, City Council, District A	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	implement the Housing for a Resilient New Orleans Plan	2
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?	Yes	5
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	I will work with the Orleans delegation to oppose efforts by the legislature to limit the City's self-determination on affordable housing policies.	2
	Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5
	If so, how?	Housing security and wealth building programs increase public safety. I will support public-private partnership to provide matching funds through funds like NHIF for these programs and with the banking industry to more effectively use the Community Reinvestment Act funds.	4

	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Yes</p>	<p>5</p>
	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>I would like to see the City establish a NolaSaves program to encourage savings, especially for children modeled on Prosperity Now (formerly the Corporation for Economic Development (CFED)) policy recommendations. https://prosperitynow.org/issues/childrens-savings Studies show that with as little as \$500 in savings, children are 3 times more likely to go to college. I've outlined a proposed program at www.nolasaves.weebly.com.</p>	<p>3</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>Amendments need to made to the original STR ordinance that will both further protect neighbors' rights but also balance property owners' rights. Long term rentals which were or could be affordable housing should by no means be converted to vacation rentals. True vacation homes that would not be be categorized as "affordable" or any further advances to the regulations should be marked with increased fees, higher and stiffer barriers to entry and a doubling of the daily tax funding to the NHIF. If STR owners are truly concerned about our City's future, then they should be willing to pay for the privilege of a license. With 30,000 housing units still in blight and 5,000 owned by government agencies, those dollars can be benchmarked to start putting affordable housing units into the hands of our constituents in need. See below: the Health Homes Ordinance as written is unconstitutional but I am willing to work and have done so with all the stakeholders to come up with a constitutional ordinance.</p>	<p>3</p>

	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>No</p>	<p>0</p>
	<p>Neighborhoods such as the Bywater, Tremé, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>The Council is the Board of Review for Tax Assessments and may consider circumstances like those described above to determine appropriate property tax assessments on a case by case basis. See below re Section 8 question: I will also work with landlords to ensure their Section 8 properties are not blighted and provide quality security and landscaping.</p>	<p>3</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>It is important to meet this goal through mixed-used and mixed-income development to avoid concentration of poverty. As a former legislative director on the Council, I created new categories of zoning to achieve this goal in low-income areas to incentivize quality developments that will be able to sustain affordable housing.</p>	<p>3</p>

	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	<p>Yes</p>	<p>5</p>
	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	<p>Yes</p>	<p>5</p>
	<p>Interview/Forum (Max - 20 points)</p>		<p>7</p>
	<p>Bonus/Penalty for Voting Record (Max - 10)</p>		<p>0</p>
	<p>Total Score</p>		<p>67</p>

Candidacy	Question	Responses	Average Score
<p>Kristin Palmer, City Council, District C</p>	<p>The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?</p>	<p>As the former Executive Director of Christmas in October and Rebuilding Together and as a founding member of GNOHA, I have over 20 years of experience in neighborhood revitalization, economic development and community organizing. My private business focuses on renovating blighted properties and reintroducing them into commerce. I have the knowledge and track record to address the affordability crisis. New Orleans still has roughly 35,000 vacant and blighted houses. We need to get this housing stock back into commerce, which will strongly offset the affordability crisis. I will work with the GNOHA and other nonprofits to make sure a fair percentage of these houses are affordable. When I served on the City Council from 2010 - 2014, I made blight reduction a major focus of my tenure. I created the Algiers Blight Committee, which met monthly with all relevant city agencies including community members. We worked through a list of the most egregious situations of blight. The committee successfully dealt with over 500 properties. If elected, I would seek to re-establish this committee. I will also work to amend the city's short term rental ordinance to address our current housing needs.</p>	<p>4</p>

	<p>In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?</p>	<p>Yes</p>	<p>5</p>
	<p>Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?</p>	<p>Yes</p>	<p>5</p>
	<p>How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?</p>	<p>I will lobby the LHC to provide greater incentives for extended affordability and urge the agency to apply penalties for early terminations of affordability periods. I would also advocate during the QAP process to allow for terms that will encourage smaller developers to create affordable housing.</p>	<p>5</p>
	<p>Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?</p>	<p>Yes</p>	<p>5</p>
	<p>If so, how?</p>	<p>When I was on the City Council from 2010 - 2014, I extended the Lot Next Door Program making vacant lots available to surrounding neighbors who were not eligible under the original program. Additionally, I supported the New Orleans Homeowner Low Interest Bond Program, which offers both first time and non-first time home purchasers a low interest rate first mortgage loans with closing cost options.</p>	<p>3</p>

	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Yes</p>	<p>5</p>
	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>On the Council, I asked for and won a set-aside allocation of \$52 million of disaster CDBG for soft second money. This allowed access to funds for first time homebuyers to help with down payments and closing costs. The program was widely successful and utilized the entirety of the allocation. I believe homeownership is the best way to accumulate wealth and gain economic equity. In office, I will advocate for similar programs for first time homebuyers, making homeownership more affordable throughout New Orleans. Additionally, I will back special incentives for first time buyers to purchase NORA properties to get these houses back into commerce.</p>	<p>3</p>

	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>STRs are currently banned in the French Quarter. However, the Marigny, Bywater and Treme are over-saturated since the French Quarter moratorium went into effect. Residents complain of feeling like they live in a residential hotel, businesses struggle to stay open without a local customer base, and an exodus of permanent neighbors means opportunities for crime to flourish unseen. Furthermore, remaining residents are now being subject to exorbitant rises in property taxes. Conversely, on the West Bank, the STR marketplace is scarce. Here, I believe that STRs can help bring properties into commerce, while also providing much-needed residual income for these residents. A “one-size-fits-all” policy is impractical for the diverse neighborhoods of New Orleans. I’m in favor of neighborhoods self-determining the limits of STRs, encouraging homestead exemption STRs, and capping and regulating whole-home rentals the same as existing commercial corridors. Essentially, they should be treated as commercial endeavours and follow the zoning laws as such.</p>	<p>4</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>

	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>Any development project that utilizes public funding will be required to have substantial set-asides for public housing, meaning at least in the 20-30% range. I demonstrated this in office when I advocated for the Bell Artspace project, a development that will transform the Bell School campus - abandoned since Hurricane Katrina - into a cultural center with 79 units of affordable housing.</p>	<p>4</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>A major accomplishment of my time on the Council was the authoring and passage of a Complete Streets ordinance - this established New Orleans as the first local government in the state to adopt a complete streets ordinance. The ordinance requires that all transportation improvements are planned, designed and constructed to encourage walking, disabled, bicycling and transit use, while also promoting the full use of, and safe operations for all users of the City's transportation network. The result is safer streets, more accessible public transit, and the proliferation of bike paths throughout the city. Such an emphasis on public transit helps higher-poverty, underserved communities connect with much needed jobs.</p>	<p>3</p>

	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	<p>Yes</p>	<p>5</p>
	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	<p>Yes</p>	<p>5</p>
	<p>Interview/Forum (Max - 20 points)</p>		<p>15</p>
	<p>Bonus/Penalty for Voting Record (Max - 10)</p>		<p>5</p>
	<p>Total Score</p>		<p>91</p>

Candidacy	Question	Responses	Average Score
Seth Bloom, City Council, District B	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	Our city is unique and vibrant, and the people who live here make it that way. We need to protect our residents and ensure they have safe and comfortable places to live. As a councilmember, I will work to create discourse between the council and the departments of Community Development, Economic Development, and HANO to find comprehensive solutions to housing. I will work with developers who are applying to build new structures, to offer a percentage of housing units for working class and low-income residents. I plan to entice developers to do this by offering positive incentives, rather than enacting restrictive legislation, wherever possible.	3
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	No Answer	0
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?	No Answer	0

	<p>How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?</p>	<p>I have experience with lobbying at the state level as a member, and later president, of the Orleans Parish School Board. I pledge to once again utilize my position as a local civic leader to pressure state actors to designate state funding and provide other initiatives to assist the city of New Orleans in securing stable, safe, and affordable housing for our citizens. I will also work with the Louisiana Housing Corporation, and will diligently strive to fill the vacant position in Congressional District 2 on the La. Housing Corp with a delegate from New Orleans to more robustly advocate for our community.</p>	4
	<p>Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?</p>	<p>Yes</p>	5
	<p>If so, how?</p>	<p>Our city already provides first-time homebuyer advocacy programming, especially at the New Orleans Public Library, but they are often not well publicized. In my overall plan, I have committed to creating more transparency and digital publicity for our city's fantastic seminars and resources available. If there are other programs, I will work to lend my support to any additional programs or workshops, as well as with financial institutions to create more opportunities to build wealth and incentivize home ownership.</p>	2
	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Yes</p>	5

	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>Programs that educate the public on first-time homebuying incentives should be more readily accessible to the general public. Raising awareness and helping better connect community members with bank loan programming, special subsidies, and other assistance will help those in our community seeking to build a legacy of wealth for their families to become homeowners and create inroads to success.</p>	<p>3</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>Short term rentals certainly should comport with the neighborhoods they are situated in, and enhance the neighborhood, not detract from it. The charm and unique culture in our city is the reason that tourists flock here, and we cannot allow short-term rentals that harm the goals of historic preservation and devalue the culture of New Orleans. Illegal short term rentals to date have not been adequately enforced in my district. Only one case in District B has been taken up by the public hearing committee, and was a complaint of egregious guest behavior. Failure to enforce the rules hurts legitimate users of short term rentals, as well as the neighbors of illegal ones. Those who have taken appropriate action to properly permit their homes continue to compete with unlicensed units. I look forward to continued assessment and enforcement of the short-term rental issue in my district, and will seek to evaluate and gauge the success of this council's legislation when on the council.</p>	<p>3</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>No Answer</p>	<p>0</p>

	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>Our city is vastly rich in culture and tradition, and it's important that we maintain the vibrancy that makes our city special. The people who work every day in hospitality, restaurants, small businesses, and are cultural ambassadors for our city should have safe and comfortable places to live and be secure in the homes they already occupy. New development and investment in our city should not hinder working citizens, it should bolster their quality of life. My goal, rather to create legislation that may de-incentivize developers and cause them to take their plans to other cities, is to create incentives to entice and attract development that is integrated into the fabric of our city's identity. I will work to proactively seek solutions with the mayor's office and housing authority to create RFPs and solicit creative and innovative ideas. I will also look into other incentives like subsidies and priority permitting to attract development that envelops, rather than alienates, the rich community that comprises New Orleans.</p>	2
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	5

	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>It is crucial that our city develops housing with the people we serve in mind. We must ensure that when housing opportunities are created, the working class people who will reside there will have access to transportation, places to buy healthy food for their families nearby, and access to recreational and outdoor opportunities for children and adults to enjoy. To achieve this holistic approach to housing, I will work to ensure that business and economic leaders, those in the mayor's departments of Community Development, Economic Development, and HANO have the opportunity to hear from community stakeholders. Again, I will work hand-in-hand with city leadership to create incentives for development to be holistic and provide residents with access to these resources. I will place pressure on city governmental departments to work together to create comprehensive plans and requests for proposals that will address the needs of working people in our city. As I mentioned, legislation to safeguard housing should not have the opposite effect: it should not serve to effectively de-incentivize development, but should encourage smart and responsible development to flourish by offering positive incentives that attract inclusive housing development. Having more economic opportunities this community made available to residents will help us all succeed. I will lend my support to any effort to join together the varying interests of residents, government, developers, and community groups to create smart housing solutions.</p>	<p>3</p>
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	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	No Answer	0
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	Yes	5
	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	Yes	5
	Interview/Forum (Max - 20 points)		5
	Bonus/Penalty for Voting Record (Max - 10)		0
	Total Score		45

Candidacy	Question	Responses	Average Score
Toyia Washington-Kendrick, City Council, District A	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	This commitment will be honored by making sure all necessary resources are available and maintained. By keeping a consistent and intentional eye on the process and being transparent with the details of the process.	3
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?	Yes	5
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	By making sure all the monies that we qualify for we obtain and making sure we stay in compliance with state rules in order to continue receiving funding.	3
	Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5
	If so, how?	Working with some nonprofits that focus on these topics and possibly offering them incentives through the city to render their services to	3
	The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?	Yes	5

	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>Getting this group of citizens highly trained in different fields so that the workforce is highly qualified which renders more pay.</p>	<p>3</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>The landlord should have a vested interest and presence in the neighborhood and not just an interest in investments in the neighborhood.</p>	<p>3</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>
	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>Making policies that give tax breaks and /or tax caps.</p>	<p>3</p>

	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>I plan to support this goal through collaborations with invested stakeholders. The plan will include formulating and strategizing ideas that will be cost effective and beneficial to all. This plan will be a working document that will be reviewed quarterly, to keep it viable.</p>	<p>3</p>
	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	<p>Yes</p>	<p>5</p>

	Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?	Yes	5
	Interview/Forum (Max - 20 points)		0
	Bonus/Negative for Voting Record (Max 10 Points)		0
	Total Score		66

Candidacy	Question	Responses	Average Score
Nadine Ramsey, City Council, District C	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	I will work closely with HANO, the Finance Authority of New Orleans, the NHIF, and developers to create legislation to promote and enforce the creation of affordable housing opportunities.	3
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?	Yes	5
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	I have a good relationship with the New Orleans delegation and the governor, and will work closely with all of them to focus on this issue.	3
	Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5
	If so, how?	I will work with financial institutions and the Finance Authority of New Orleans to implement these measures.	2
	The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?	Yes	5

	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>I am working diligently on workforce development, STEM Nola, IT training for young people and many other programs which will help increase incomes while we make housing more affordable. Success will be closing the gap from both ends.</p>	<p>4</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>I would first ensure that we have vigorous enforcement of current regulations. I would also like to see regulations vary by neighborhoods so that the worst problem areas can be subject to tighter restrictions, and consider limiting the number per block.</p>	<p>3</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>
	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>We should consider additional initiatives to freeze property taxes and increase participation in the existing program.</p>	<p>3</p>

	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>Yes, I support this and will be working it into the Master Plan Study for Algiers.</p>	<p>3</p>
	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	<p>Yes</p>	<p>5</p>

	Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?	Yes	5
	Interview/Forum (Max - 20 points)		10
	Bonus/Penalty for Voting Record (Max - 10)		0
	Total Score		76

Candidacy	Question	Responses	Average Score
Catherine Love, City Council, District B	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	I will use city owned property to create limited and/or no equity (all financed) cooperative housing for low-income residence using a multiple program approach such as lease-to-own, First-Time Homebuyer Programs, offering fixed, low-interest rate mortgage loans, down payment and closing costs assistance, a Mortgage Credit Certificate Program and sweat equity credit to make purchasing a home/condo more affordable.	2
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?	Yes	5
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	At minimum, I will ensure that our city's reports and numbers are submitted on time and accurately reflect our need. I will demand that the LHC fulfill its federal obligation to distribute fund in an efficient and effective manner to the point of filing complaints with the Government Accountability Office when indicated.	2
	Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5
	If so, how?	Beyond ensuring that New Orleans is receiving maximum federal HOME program funding through HUD, I will apply for government and non-government grants to address a variety of needs pertaining to first-time homebuyers/financial literacy. In addition, I will work with non-profits; private impact investors; banks; and facilitate a coalition of diverse forces to provide resources.	2

	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Yes</p>	<p>5</p>
	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>My vision is empowerment through career building, skilled-job training and entrepreneurship that lifts them out of the "minimum wage" category. A lofty vision that can be realized with a combination of strategies that include worker-ownership-- especially in the service industry--, cooperatives, cluster growth strategy (three clusters I will focus on, disaster response/preparedness, film, and music) and by creating a inclusive economic environment to reduces the barrier for entrepreneurship. I will advocate for legislation that supports all of these economic development strategies including implementing the conversion model.</p>	<p>3</p>

	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>I recognize both the importance of the income residents generate from short-term rentals and the abuse of short-term rentals by some property owners which is detrimental to many neighborhoods and which depletes our stock of affordable housing. Furthermore, the needs of each neighborhood in New Orleans is divergent enough to warrant a neighborhood-by-neighborhood ordinance for short term housing regulation.</p> <p>I will increase the regulations on short-term rentals to include limitations placed on occupancy, location and density, and frequency of stays, coupled with regulations regarding noise, supervision and parking.</p> <p>Specifically, I will work with neighborhood associations to advocate for occupancy caps to include rooms, square footage and available parking limits that vary based on the needs of each neighborhood; density and quantity limits that impose maximum density limitations and implement separation requirements that are neighborhood specific; frequency and duration limits that regulate the number of tenancies allowed per month or year or require a minimum rental duration in terms of days or weeks; and, lastly, residency and accountability requirement restricting all short-term rentals to New Orleans residence only and requiring 24/7 availability during any given short-term rental agreement that also holds the homeowner responsible for the actions of the tenants include city noise ordinance violations and property damage. Homeowners with multiple violations by short-term rental tenants will be denied short-term rental permits.</p>	4
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	5

	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>I will promote a city ordinance that establishes a criteria to identify private and public investments that are likely to drive gentrification and require these projects to be coupled with protections for low-income/very-low income/elderly residence, such as applying and receiving federal grant money for the home repair through HUD or USDA and providing property tax forbearance or credit to fixed income or low income residence in the impact zone.</p>	<p>3</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>As part of my economic development plan, I will incentivize businesses to establish themselves in underserved communities through tax credits that require them to commit to a minimum of 10 years of training and hiring within the circumference of the underserved community; commit to paying at least \$15/hr for unskilled labor and \$20/hr for minimally skilled labor to be eligible. Furthermore, I will work with attorneys to establish "covenant-type" binding agreement that stays with the business/property and a penalty system for breaking the commitment prematurely requiring business to pay back tax credit with interest; therefore, selling the business or shutting businesses down will not circumvent the commitment.</p>	<p>3</p>

	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	<p>Yes</p>	<p>5</p>
	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	<p>Yes</p>	<p>5</p>
	<p>Interview/Forum (Max - 20 points)</p>		<p>0</p>
	<p>Bonus/Penalty for Voting Record (Max - 10)</p>		<p>0</p>
	<p>Total Score</p>		<p>64</p>

Candidacy	Question	Responses	Average Score
Alcia Plummer Clivens, City Council, District E	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	I will honor this commitment by oversight. There are many initiatives that are in place yet no stringent oversight as to the implementation and ongoing analysis of success. In my experience as a Real Estate Broker, I am personally touched by the housing needs in this new New Orleans and I am committed to addressing the issue and needs of the citizens and their opportunities to true affordable housing.	3
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?	Yes	5
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	I will be a strong advocate for affordable housing for the citizens of Orleans Parish and diligently lobby and work with the Louisiana Legislators and the Governor.	4
	Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5
	If so, how?	After the election, the incoming City Council will have 6-7 months before taking office. I will use that time to research the city's budget to find pockets of money that can be redirected to "Soft Second Mortgages" and Homeownership education and down payment assistance.	4

	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Yes</p>	<p>5</p>
	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>Education, Education, Education! There must be Vo-Tech/Career Education opportunities for our Teenagers and their parents. We must also find resources to offer stipends for the student during their educational training. I will be a strong advocate to locating companies that would be offering salaries far above the minimum wage because we as a community must grow from the low paying service industry jobs. I will advocate for raising the minimum wage and be a strong force on the Council to mandate the paying of salaries in accordance of ordinances relating to those issues.</p>	<p>4</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>I am against the short-term rental program. This initiative promotes and grows unfair gentrification in the city's historic neighborhoods, pushing the indigenous population out of the city proper and into surrounding suburbs. In New Orleans East, for instance, we are experiencing families being forced out of the city's "single Family" or historic double housing units and into old apartment housing that was never built for families with children. The Short-Term rental program has also increased segregation in housing in our neighborhoods around the city and has become a financial burden for our native citizens, placing them further away from the job nucleus.</p>	<p>4</p>

	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>
	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>I will study all policies and initiatives and advocate strongly FOR the citizens of New Orleans. Again, oversight will be high on my agenda.</p>	<p>3</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>Oversight, implementation and analysis will be high on my agenda for policy. In my opinion, there were no protections for native New Orleanians who once lived in our large housing developments prior to Hurricane Katrina, to be given first opportunity to return to the new developments. The new housing developments have been gentrified as well, creating more hardship for our poor and needy residents for true affordable housing, for them.</p>	<p>3</p>

	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	<p>Yes</p>	<p>5</p>
	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	<p>Yes</p>	<p>5</p>
	<p>Interview/Forum (Max - 20 points)</p>		<p>10</p>
	<p>Bonus/Penalty for Voting Record (Max - 10)</p>		<p>0</p>
	<p>Total Score</p>		<p>70</p>

Candidacy	Question	Responses	Average Score
Eugene Ben-Oluwole, City Council, District B	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	This can be achieved by incentivizing Affordable housing production, through the leveraging private dollars against existing federal and state housing programs. Pass smart housing mix legislation, prioritization of vacant property development and finally increase capital access for development.	3
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?	Yes	5
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	By working with State agencies entrusted with the disbursement of such resources. Making the State demonstrate the capacity and wherewithal to effectively manage this process thus preventing the loss of federal housing funding so desperately needed by our citizens.	3
	Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5

	If so, how?	I would help families build equity and wealth creation through Home-ownership with a first-time homeowner tax abatement program. I will transfer most of the remaining road home properties into the hands of new homeowners. I will encourage private and public employers to provide down payment assistance, and adopt an employer assisted housing program.	3
	The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?	Yes	5
	What is your vision for wealth building for low-moderate income households?	Through home-ownership rule from with a first-time homeowner tax abatement program.	2
	As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?	This can be done by development incentives for landlords to moderate rent, by reforming the legal process, by providing property tax relief to struggling families, passing healthy homes legislation, thereby encouraging the production of new housing in keeping with the character of our neighborhoods to reduce housing costs.	3
	New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?	Yes	5

	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>By the introduction of a community benefits agreement(CBA) which is a result from negotiations between developer proposing a particular land-use and a coalition of community organizations representing the individuals and groups affected by the proposed development. in a typical CBA, community members agree to support the developers proposed project, or at least promise not to oppose the project or to invoke procedural devices all legal challenges that might delay or derail the project. In return the developer agrees to provide the community side benefits as assurance of local jobs, affordable housing and environmental improvements.</p>	<p>4</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>Ensuring that internal policies and practices advance access & mobility for groups with significant challenges in accessing safe and affordable housing including people with disabilities, people with limited English proficiency, and people with criminal records. Expanding efforts in creating equitable healthy housing that recognizes the direct connections between healthy housing and quality of life.</p>	<p>4</p>

	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	<p>Yes</p>	<p>5</p>
	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	<p>Yes</p>	<p>5</p>
	<p>Interview/Forum (Max - 20 points)</p>		<p>12</p>
	<p>Bonus/Penalty for Voting Record (Max - 10)</p>		<p>0</p>
	<p>Total Score</p>		<p>79</p>

Candidacy	Question	Responses	Average Score
Andre Strumer, City Council District B	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	<p>There are 27,000 blighted properties in New Orleans. If we started with an allocation of half of those properties, the City could hire Journeymen and Master Craftsmen to take on apprentice workers from local schools, from 12 years old through graduation. These young children would learn every aspect of home building from the flooring to the roofs, plumbing, carpentry, and electrical work. Not everyone wants to go to college, but everyone should have a chance to succeed on an equal playing field. This type of vocational training would work with people returning too society after an incarceration. The Journeymen and woman and the Master Craftsmen and women will get paid fair wages and have lots of their own trained apprentices from whom to choose for more work. The children have learned several trades. The city’s blighted properties diminishes significantly, while also providing affordable housing to 1,000s of new homeowners and low income workers. This practice would noticeably reduce the number of homeless people on the streets of New Orleans. And in order to keep those who leave the streets off the streets and moving on as productive members of society, we will have an expanded task force of social workers and mental health professional to address the psycho and social needs of the forgotten and ill people. Please remember without prejudice.</p>	3
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5

	<p>Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?</p>	<p>Yes</p>	<p>5</p>
	<p>How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?</p>	<p>By bringing light to these issues for the citizens of New Orleans and then keeping that light on the subjects at hand, we will be able to maximize the attention to the housing issues here in New Orleans without losing sight of the concerns faced by our people who have gotten lost in the bureaucracy of the State governments regardless of whether we are dealing with a normal series of statewide complexities or the added catastrophic distraction of a natural disaster. We must have in place a series of plans that will continue to move forward, helping the people of New Orleans even when the people in the rest of the State are also in need. The practical application of aid to one section of the people should not be preempted when a new need presents itself. We have the capacity to address two or more plans with the same resources at the same time.</p>	<p>3</p>
	<p>Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?</p>	<p>Yes</p>	<p>5</p>

	<p>If so, how?</p>	<p>I have outlined my progressive plan for first time home ownership and creating 1,000s of units of affordable housing in an earlier question. A part now, upon which I will expand is that in order for the potential, new homeowners to move forward with the plans and dreams of homeownership, the City will provide counselors who will explain the details and the requirements that the new residents will face. Once these obligations are understood by the new residents, with the understanding that any future questions will also be answered completely, then the new home owners will be able to move forward into their new homes. The City will benefit from the extra revenue, 1,000s of families will have new, safe home, in which to live, the number of blighted properties will dramatically and continuous decline, and young people will have the opportunity to gain useful training for their own future jobs. Win-Win-Win-Win!!</p>	<p>3</p>
	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Yes</p>	<p>5</p>

	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>This subject is one that will receive strong support on both sides of its implementation. Focusing on the side that will support this program, I would throw the power of my office and the vocal access that my office holds to put forth the plans suggested to make home ownership and the set up and growth of small businesses a reality for working families and those people who have been previously unable to enjoy these societal benefits. As I understand the information presented to me, in these reports, there would be several options depending on which program would fit the applying person or family. The way that this program would work best, is to have a strong sense of transparent accountability. This practice would make the chance of someone or some group from abusing the offer less likely. The proponents again this program would certainly be looking for such abuses. We would have to be also looking diligently for these abuses and then when found out, make examples of them to show our opponents and provide incontrovertible proof that our program will be accountable to all and give favoritism to none. Without our own transparency, then this program would not be able to help as many people as we could help.</p>	<p>3</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>I am a vocal proponent of a higher tax on any short term rental property. In general, the visitors, who use these short term rental properties, do not use them with the same respect and consideration of locals who live near or next to these same properties. Since these houses are used for a quick return on increased property investments, they should thereby be required to pay extra for this privilege. I will continue to make this issue one that receives my full-throated support.</p>	<p>4</p>

	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>
	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>In order to keep housing affordable to our long term and life long residents, then the tax burden will be borne by those who will be benefitting the most from the new construction. The property taxes for these older residents will remain the same, or if they are assed again and found to be lower, they will be reduced. There is plenty of money to satisfy all the needs of the City of New Orleans' government without putting new burdens on the most vulnerable of our citizens. The new buildings will have to pay more. They will be renting or selling to people who are earning more money. Therefore, the new people are enjoying the financial benefits of our city, they can also contribute more to the maintenance of our city. In this way, all New Orleanians benefit the most.</p>	<p>3</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	<p>5</p>

	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>I support a large change to the RTA in New Orleans. Lets' bring our Cities mass transit system into the 21st century with a fantastic presentation. 24 hour service. New transit lines. Extend the lines we have. More covered platforms with more available seating. Travel cards that remove the need for tickets purchased with cash money, which makes elderly riders easy marks for petty criminals. More access for persons with disabilities. And new electric busses that are both cheaper and more efficient than the busses we have today. Today, only 15% of jobs are accessible within an hour long bus ride. I propose that within two (2) years we can have 50% of all jobs accessible within hour of bus travel. That number can grow to 90% within four (4) years. Getting to a good job, a job that pays a living wage, starting with a \$15/hour minimum wage and moving toward a full living wage, should be accessible from any area of New Orleans to any other area of New Orleans within one (1) hour of bus travel day or night, safely. This was parents can be home with their families for dinner every night, instead of working two (2) and three (3) low paying jobs. Security and community begins at home and that home begins at the dinner table.</p>	<p>4</p>
	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>

	Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?	Yes	5
	Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?	Yes	5
	Interview/Forum (Max - 20 points)		10
	Bonus/Penalty for Voting Record (Max - 10)		0
	Total Score		78

Candidacy	Question	Responses	Average Score
Kenneth Cutno, City Council at Large, Division 1	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	Affordable Housing for NOLA Artists, Entertainers, Musician's and low-income and working class people. Investment of \$17 million for affordable housing programs, loans, and grants, along with rental assistance. I will sell the 50,000 city real estate, so that all of our residents can afford to live in a New Orleans home.	3
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Affordable Housing for NOLA Artists, Entertainers, Musician's and low-income and working class people. Investment of \$17 million for affordable housing programs, loans, and grants, along with rental assistance. I will sell the 50,000 city real estate, so that all of our residents can afford to live in a New Orleans home.	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to allocate additional funding to develop more housing?	Yes	5
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	I will fight with my office to keep the affordability crisis which we face in the spotlight. The poor working class people in New Orleans deserves better.	3
	Do you commit to allocate more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5
	If so, how?	Investment of \$17 million in the city budget for affordable housing programs, loans, and grants, along with rental	2

	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Yes</p>	<p>5</p>
	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>1. Children's savings accounts (CSAs) can be valuable tools for building savings and teaching financial capability. CSAs get families and communities involved and hopeful about their children's financial futures. Even having small amount of savings for college by high school graduation has been shown to increase college enrollment, possibly by creating a college-bound identity for children. CSAs can do double duty if seed funds and matches on contributions are tied to achieving other outcomes, such as graduating from high school. 2. Make savings automatic. Having a safe place to deposit money and earn a decent return is the first step toward building savings. Access is crucial. Policies that expand access to retirement accounts at work and automatically enroll workers are a good place to start, and some efforts are already underway at the state level. 3. Paying down a mortgage and building equity in a home, month by month, can be a powerful, automatic way to build assets to draw on later in life. Unfortunately, conversations about homeownership often encourage low-income families to buy when prices are high, and discourage homeownership for the same families when prices are low. Further, current tax incentives for homeownership (and other forms of saving) are "upside down"—going mainly to high-income households that are likely to own anyway, and promoting larger and more expensive homes in the process. Replacing the mortgage interest deduction with more targeted incentives could help more low- and moderate-income families into homes. 4. Remove barriers to building assets and help families build emergency savings. Asset limits in safety</p>	<p>2</p>

	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>Repeal and remove Airbnb government regulations. We must strengthen families to put an end to poverty, welfare and crime; and, build communities where we all can live in healthy, thriving communities.</p>	<p>3</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>
	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Filmore—include protections for existing residents?</p>	<p>Rent Control and stop all new investment Bywater, Treme, and Mid City.</p>	<p>2</p>

	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>Investment of \$17 million for affordable housing programs, loans, and grants, along with rental assistance. I will sell the 50,000 city real estate, so that all of our residents can afford to live in a New Orleans home. We must reform our criminal justice system to abolish unnecessary background checks for employment and help individuals convicted of non-violent crime find meaningful employment. How can we build a strong family and community when many of our kids fathers, sons, and brothers are in jail or have been arrested for non-violent crimes, and when released they cannot find jobs to help support their families.</p>	<p>2</p>
	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>

	Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?	Yes	5
	Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?	Yes	5
	Interview/Forum (Max - 20 points)		0
	Bonus/Penalty for Voting Record (Max - 10 Points)		0
	Total Score		62

Candidacy	Question	Responses	Average Score
Joseph Little, Treasurer	How will you work with the state (https://goo.gl/fWWKQp) to allocate more funding for affordable housing?	Private charity tends to outperform the government. I will encourage private charities to create affordable housing as opposed to using politicians to take other people's money by force in order to buy votes.	30
	Interview/Forum (Max - 50 points)		35
	Bonus/Penalty for Voting Record (Max - 10)		0
	Total Score		65

Candidacy	Question	Responses	Average Score
Terry Hughes, Treasurer	How will you work with the state (https://goo.gl/fWWKQp) to allocate more funding for affordable housing?	To find different avenues to find affordable housing, and work with local governments to help them find better solutions. Also, go over the budget to find where the wasteful spending is and dedicate it to affordable housing.	30
	Interview/Forum (Max - 50 points)		30
	Bonus/Penalty for Voting Record (Max - 10)		0
	Total Score		60

Candidacy	Question	Responses	Average Score
Derrick Edwards, Treasurer	How will you work with the state (https://goo.gl/fWWKQp) to allocate more funding for affordable housing?	As your next State Treasurer, I will prioritize affordable housing for all individuals in the state of Louisiana. Through Louisiana Housing Corporation, we will make developers comply with extended affordability or sell their property to a developer that will comply or maintain affordability for the next three years. I will make sure we have a Qualified Allocation Plan released annually to prioritize extended affordable housing, because Louisiana cannot afford to jeopardize the loss of federal housing funding that is needed by citizens.	45
	Interview/Forum (Max - 50 points)		40
	Bonus/Penalty for Voting Record (Max - 10)		0
	Total Score		85

Candidacy	Question	Responses	Average Score
Johnese Smith, Mayor	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	In reference to the above commitment, I would want to look over as to what was committed to affordable housing, actually. I also want to know if this commitment included people who are living with HIV/AIDS who are having trouble finding housing with a fixed income like Social Security Disabilities. How many of these affordable housing units have committed to this community.	2
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to secure additional funding to develop more housing?	No Answer	0
	If so, how will you work to secure funding?	I never heard of this fund before? In reference to the affordable housing, at one time citizens of New Orleans were able to afford a two-bedroom house with minimum wages. It wasn't until this New, New Orleans campaign of people came in after Katrina and wanted to live in historically black communities. Once this happened, the natives weren't able to return home or able to afford housing in communities where the grew up.	3
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	I would immediately reach out to the folks in Baton Rouge to stop some of the bleeding in reference to securing those funds.	3
	Do you commit to secure more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5

	If so, how?	The monetary would come from BR, federal grants and philanthropy.	3
	The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?	No Answer	0
	What is your vision for wealth building for low-moderate income households?	I cannot comment on this yet, because the city is planning the 2018 Proposed Budget & Capital Budget. This would be a great opportunity for you to let your concerns be heard while these proposal and budgets are in draft form.	0
	As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?	No. What have you all done to stop the gentrifying of neighborhoods.	0

	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>No</p>	<p>0</p>
	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Fillmore—include protections for existing residents, such as property tax relief for long-term, lower-income homeowners?</p>	<p>First, my question to you is why are you letting this happened when you know what the results are in the end? Do you support gentrification? And how does/did it affected poor white Americans that lived in all white neighborhoods? Most citizens moving into New Orleans in those gentrified neighborhoods are white, and they are moving here from all white cities, providences and towns. Why didn't living in an all white neighborhood work in rural America? Something is bringing white, young families to New Orleans? They move into cultural rich black neighborhood to say that they live in Treme, By-Water or Mid-City?</p>	<p>0</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income renters?</p>	<p>No Answer</p>	<p>0</p>

	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>Yes. However, the 2018 Budgets are being composed, so I am not able to comment on this at this time.</p>	<p>1</p>
	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>No</p>	<p>0</p>
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	<p>No</p>	<p>0</p>

	Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?	Yes	5
	Interview/Forum (Max - 15 points)		0
	Bonus/Penalty for Voting Record (Max - 10)		0
	Total Score		27

Candidacy	Question	Responses	Average Score
Manny Bruno, Mayor	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	You just said the city has already committed to this so of course I will honor it.	3
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to secure additional funding to develop more housing?	No Answer	0
	If so, how will you work to secure funding?	Update: Candidate Bruno expounded on this question during his interview. He believes that patronage is a bigger problem and would like to host a telethon to raise money for housing rather than use the NHIF	1
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	No Answer	0
	Do you commit to secure more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Update: Candidate Bruno revised his answer to yes once the program was explained.	3
	If so, how?	No Answer	0

	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Update: Candidate Bruno revised his answer to yes once the program was explained.</p>	<p>3</p>
	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>Increase minimum wage</p>	<p>4</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>I would get rid of all air b and bs short term rentals is what airline highway is for</p>	<p>2</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>

	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Fillmore—include protections for existing residents, such as property tax relief for long-term, lower-income homeowners?</p>	<p>Update: Candidate Bruno revised his answer to yes once the concept was explained.</p>	<p>3</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income renters?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>Update: Candidate Bruno provided an answer to this question during his interview. "Transit is key."</p>	<p>2</p>

	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	Yes	5
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	Yes	5
	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	Yes	5
	Interview/Forum (Max - 15 points)		5
	Bonus/Penalty for Voting Record (Max - 10)		0
	Total Score		56

Candidacy	Question	Responses	Average Score
Frank Scurlock, Mayor	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	Enforce the terms of the agreement for all new construction in New Orleans. Permits should not be issued without the developer agreeing to these terms and the certificates of occupancy should not be issued without confirmation of their implementation of the agreement.	3
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to secure additional funding to develop more housing?	Yes	5
	If so, how will you work to secure funding?	Work with the U.S> Dept. of Housing and Urban Development and well as the La. Dept of Econ. Development to find more funding and more creative ways to use existing funding sources.	3
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	Through a strong coalition of legislators and other governmental officials working together.	3
	Do you commit to secure more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5
	If so, how?	Provide better access to home buyer education that is already available, including resource class, etc.	3

	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Yes</p>	<p>5</p>
	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>Increase jobs on the City, and increase the number of higher-paying jobs in the City. Fight for a higher minimum wage statewide.</p>	<p>3</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>The short-term rental ordinance is new. We need to wait to see what the results are of its enforcement. However, it seems likely that I would like to see the maximum, density reduced.</p>	<p>3</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>

	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Fillmore—include protections for existing residents, such as property tax relief for long-term, lower-income homeowners?</p>	<p>Work with the legislature and governor to ensure that property taxes do not rise dramatically due to gentrification. Tax credits or TIFs should not be given to developers if the neighbors will then shoulder the burden of the construction costs through higher property taxes.</p>	<p>3</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income renters?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>I support this goal. Increasing good-paying jobs increases the tax base and raises people out of poverty. This allows us more funds to reach our goals.</p>	<p>3</p>
	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>

	Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?	Yes	5
	Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?	Yes	5
	Interview/Forum (Max - 15 points)		0
	Bonus/Penalty for Voting Record (Max - 10 Points)		0
	Total Score		69

Candidacy	Question	Responses	Average Score
Brandon Dorrington, Mayor	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	I plan to honor this commitment through exploring avenues in the city budget, community stakeholder collaboration, and urban housing development expert recommendation, input, and creative policy through city council.	3
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to secure additional funding to develop more housing?	Yes	5
	If so, how will you work to secure funding?	I will work to secure funding through HUD ideology, city budgeting planning, and urban studies expert researcher ideology, perspective, and critical thinking professional collaboration.	3
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	Yes, I will work with the state to secure more funding for affordable housing within my capacity, executive power, and legislation.	3
	Do you commit to secure more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5
	If so, how?	I will commit to secure more resources for first-time homebuyers including homebuyer education, financial literacy, and loans through monthly, semi-annually, and annual forums, seminars, and workshops with the necessary resources to contribute in the listed above areas of concern.	3

	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Yes</p>	<p>5</p>
	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>My vision for wealth building for low-moderate income households is vocational skills training, certificate and licensing opportunities, and more livable paying wages.</p>	<p>3</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>I would like to amend the short-term rental ordinance by the recommendations, concerns, and ideas of the citizens of New Orleans through the least cost, most effective, and more beneficial concept of community relations, capitalism, and affordable housing ideology.</p>	<p>3</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>

	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Fillmore—include protections for existing residents, such as property tax relief for long-term, lower-income homeowners?</p>	<p>I will ensure new investments are protected through policy, procedure, and code enforcement.</p>	<p>3</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income renters?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>Yes, i support this goal and would use ideas and strategies for urban studies professionals and experts, social scientist perspective and concepts, and also conduct interviews, surveys, and case studies from participants such as community stakeholders, investors, working class citizens, and current effective policy.</p>	<p>3</p>

	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	<p>Yes</p>	<p>5</p>
	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	<p>Yes</p>	<p>5</p>
	<p>Interview/Forum (Max - 15 points)</p>		<p>7</p>
	<p>Bonus/Penalty for Voting Record (Max - 10)</p>		<p>0</p>
	<p>Total Score</p>		<p>69</p>

Candidacy	Question	Responses	Average Score
LaToya Cantrell, Mayor	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	<p>There is no magic formula to addressing the housing crisis. I want to use all of the tools in the toolbox, including smart housing mix to meet our affordable housing crisis. Regarding new and innovative strategies, I would work with our legislature to get a constitutional amendment that would allow the city to have more flexibility and oversight over its property tax policy. With that additional oversight, I will create a three-tiered approach to address our housing crisis. First, I would create a property tax incentive to encourage existing landlords to lock in affordable rental rates for their properties. Next, I would create a first-time homeowner tax abatement for low and moderate income families so that they have additional ability to afford homes and build equity. Finally, I would offer a gap financing program for developers looking to use other state and federal incentives, such as Historic Tax Credits and 4% Low Income Housing Tax Credits, so that they have enough money to sustainably build additional housing in the city. In addition to these ideas I would also: - Transfer remaining Road Home properties to new homeowners / Incentives for local citizens. -Encourage employers to provide downpayment assistance for their employees. -Reform the lien process and provide property tax relief to struggling families. - Help families own homes and build wealth / First-time owner tax abatement program. -Prioritize vacant property development and increase access to capital for development.</p>	4
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5

	<p>Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to secure additional funding to develop more housing?</p>	<p>Yes</p>	<p>5</p>
	<p>If so, how will you work to secure funding?</p>	<p>Again, the key part of securing access to additional funding will revolve around working with the legislature and the voters to get more property tax incentive flexibility.</p>	<p>3</p>
	<p>How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?</p>	<p>I have already discussed the need to change the state constitution regarding property tax authority, but we also need to do a better job of working with our state partners to ensure that we are using all available funds.</p> <p>For instance, unlike other states, very few of Louisiana’s federal and state historic tax credit projects are focused on affordable housing. I want to change that. Also, I want to make sure we are using as much of our potential 4% Low Income Housing tax potential as possible. That will require conversations with LHC, the Bond Commission and our legislative delegation.</p>	<p>3</p>
	<p>Do you commit to secure more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?</p>	<p>Yes</p>	<p>5</p>
	<p>If so, how?</p>	<p>The first-time homeowners abatement that I have already discussed. Additionally, I would like to partner with FANO to leverage that tax abatement in to downpayment assistance to help bolster a long term, sustainable downpayment program for low and moderate income homeowners.</p>	<p>3</p>

	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Yes</p>	<p>5</p>
	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>We must build equity in our communities. That is why the first-time homeowner abatement program is so important. That will lead to asset creation for households that have traditionally been left out of the homeownership discussion. I also want to open up eligibility of the program to those who may make more money but who are the first homeowners in their families. We still struggle with the effects of generational discrimination in the housing market, and this may be a way to correct for that.</p>	<p>3</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>First, I want to continue to see how enforcement affects the short-term rental market. The Council made a good faith attempt to create an enforceable ordinance, and we need to assess whether or not the short term rental community is playing by the rules. I believe we will have a better idea as to whether we need to be more restrictive after we get a full year under our belt.</p> <p>Additionally, many of the neighborhoods most affected by short term rentals, like Treme, were already dealing with issues of gentrification and displacement before the rise of that market. We can't assume a direct correlation between a reduction in STRs and those units going back to some level of affordability.</p>	<p>2</p>

	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>
	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Fillmore—include protections for existing residents, such as property tax relief for long-term, lower-income homeowners?</p>	<p>We have to be intentional with our investments and get out on the front end of these issues before they cause large-scale displacement. That is why provided incentives to lock in affordable rents could be such a powerful tool to preserve housing. And just as we are talking about incentives for landlords, I would also want to make sure that those same incentives are available to longtime, lower income homeowners. But it doesn't just stop there. We also have to make sure that our code enforcement system is not aiding gentrification and displacement. We need a better lien waiver program that works with residents who show a good-faith intent to do better. Overall, we have to prioritize our existing communities.</p>	<p>4</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income renters?</p>	<p>Yes</p>	<p>5</p>

	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>Yes. Overall, the city needs a citywide development plan, not just for affordable housing but for all development. Also, this is why smart housing mix is so important, because it creates an opportunity for affordable housing in high-cost areas. Many of our neighborhoods feel unloved and ignored. I plan on creating specific blight remediation and redevelopment plans for those ignored areas like New Orleans East and the West Bank.</p>	<p>3</p>
	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	<p>Yes</p>	<p>5</p>

	Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?	Yes	5
	Interview/Forum (Max - 15 points)		8
	Bonus/Penalty for Voting Record (Max - 10)		0
	Total Score		78

Candidacy	Question	Responses	Average Score
Edward Bruski, Mayor	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	We will honor the agreement as it stands. UPDATE: During his interview Candidate Bruski, expounded on his answer and offered that he would sell city property to attract contractors and offer incentives. But notes that this is not a long-term solution	2
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	No	0
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to secure additional funding to develop more housing?	Yes	5
	If so, how will you work to secure funding?	We will explore different venues and possible budget realignment, but I will not raise property taxes further burdening the lower and middle class residents who own homes.	3
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	We need to work to make the process more streamlined and stop the bureaucratic logjam that is blocking the way for many citizens. The process needs to be much more expedient, and in doing so, it will save money that can be put into potential homeowners' hands. Offer income tax credits to the people who would purchase bonds that would fund housing programs.	2
	Do you commit to secure more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5
	If so, how?	We will work in tandem with the Louisiana Housing Corporation to make programs more streamlined and surmountable to New Orleanians.	3

	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Yes</p>	<p>5</p>
	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>I will establish trade schools and vocational programs, which will lead to better paying jobs.</p>	<p>3</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>The current form of short-term rental, which was approved by city council, is not the issue. We need to lessen up some of the guidelines to where builders can create more housing for residents in these areas while maintaining the architectural homogeny of the neighborhoods.</p>	<p>3</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>

	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Fillmore—include protections for existing residents, such as property tax relief for long-term, lower-income homeowners?</p>	<p>Institute a property tax freeze.</p>	<p>3</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income renters?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>Yes, I support it, and I would launch a nationwide search for the most qualified personnel to execute its goals.</p>	<p>2</p>

	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	Yes	5
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	Yes	5
	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	Yes	5
	Interview/Forum (Max - 15 points)		0
	Bonus/Penalty for Voting Record (Max - 10)		0
	Total Score		61

Candidacy	Question	Responses	Average Score
Michael Bagneris, Mayor	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	<p>I want to improve access to all forms of quality, affordable housing in New Orleans, but our focus should be on promoting homeownership because we have a large volume of individual housing stock in our city that is available. Approximately one out of five properties here are blighted. I'd like to evaluate and refocus efforts on returning those properties to commerce because when done right, this is a self-funding, potentially even profitable initiative that will have multiple impacts on our community including providing stable, affordable housing. It's also how we would grow our middle class. To do this I would:</p> <ol style="list-style-type: none"> 1. Work with area non-profits, high schools and local community colleges to create vo-tech, skilled carpentry trade courses wherein young people get training and credit as they repair blighted housing which is returned to commerce at an affordable price. Partners already exist such as NRG, Common Ground and Habitat for Humanity. 2. Create public-private partnerships with local contractors wherein they improve blighted properties and once sold, there is a profit splitting agreement with the City. 3. Revitalize sweat equity programs wherein individuals can buy blighted properties by trading the costs of their improvements against the value of the blighted property, returning it to commerce at an affordable price for their family. 	3
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5

	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to secure additional funding to develop more housing?	No	0
	If so, how will you work to secure funding?	N/a	0
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	I would be willing to do so with robust input from GNOHA. I grew up in the Desire Housing project and fully understand the need for safety nets. But I hated living in the bricks. Inclusive zoning practices are considered a better practice these days but will often come aligned with some kind of credit or voucher that eventually expires, to the ultimate benefit of the developer, not the people. I'd be much more interested in a program that ultimately benefits the people. And the key to that is homeownership, as I outlined above.	3
	Do you commit to secure more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5
	If so, how?	Absolutely, and again, as I outlined above, developing programs to ease access to the path leading to homeownership is the answer we should be working towards. There are 30,000 blighted properties in New Orleans. Our families need homes and we need to get those properties back in commerce. It's a win-win.	3
	The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?	Yes	5

	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>It begins with diversifying our economy to bring in good paying jobs. New Orleans is a major port, but it does not have major manufacturing. There is no add-on value to the imports that arrive at our docks other than coffee. For instance, we get lumber from South America, but we do not have a furniture manufacturer. We import large quantities of steel. We could manufacture small nuts and bolts, but we don't. Our ports receive cocoa beans from Africa, but we don't manufacture chocolate. Diversification is key. We have the best musicians in the world but little sound engineering and production. We have the new Medical corridor but no area of focus or expertise to make our city the hub it should be. Good jobs and homeownership are the key to building wealth.</p>	<p>3</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>Unchecked, short-term rentals (STR's) will increase housing and rental costs, decrease housing and rental supply, displace locals, and destroy neighborhoods. We absolutely cannot allow the foundation of our community – our neighborhoods – to be undermined by profiteering STR's. I will put neighborhoods first by:</p> <ul style="list-style-type: none"> • Limiting STR permits to property owners' domiciles. <ul style="list-style-type: none"> o Must have Homestead Exemption on property address. o No whole home rentals. • Putting density limitations on STR's to limit the harm done to a single neighborhood • Continue funding robust enforcement of the City's STR regulations through revenues captured by way of STR permits and fines. 	<p>5</p>

	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>
	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Fillmore—include protections for existing residents, such as property tax relief for long-term, lower-income homeowners?</p>	<p>A lot of this can be mitigated by working with the Assessor's Office and serving as an amplifier for some programs the state already has. Making sure people have their homestead exemptions is one. Having a serious conversation at the legislature with respect to adjusting the homestead exemption to reflect current prices. The current \$75,000 figure has got to be at least 30 years old now. There are also freezes available to those who are 65 years or older or have a disability. As Mayor I would work to make sure people know that there is help out there. I'm always willing to listen to new ideas too.</p>	<p>3</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income renters?</p>	<p>Yes</p>	<p>5</p>

	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>Economic development will only come to underserved areas when they are first safe. So stopping the violent crime epidemic must be priority number one. I've also promised to dedicate 100 percent of the revenues from traffic cameras to infrastructure improvements in neighborhoods. Especially those neighborhoods that need it the most.</p>	<p>3</p>
	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	<p>Yes</p>	<p>5</p>

	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	<p>Yes</p>	<p>5</p>
	<p>Interview/Forum (Max - 15 points)</p>		<p>7</p>
	<p>Bonus/Penalty for Voting Record (Max - 10)</p>		<p>0</p>
	<p>Total Score</p>		<p>70</p>

Candidacy	Question	Responses	Average Score
Matthew Hill, Mayor	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	The city has room for growth in the East, and since the housing market is cooling off now is the best time to begin building up instead of out. The East provides an area where we can utilize Urban Centers. Urban centers are used primarily in suburban settings. Urban Centers are mixed-use developments that include residential apartments, offices, government offices, grocery stores, restaurants, retail stores, and entertainment all contained within one square mile. Essentially they are "miniature downtowns" complete with wide sidewalks, open streets, a bus depot, and parking that allows easy access for all residents. We can cluster 6 or 7 of these Urban Centers around New Orleans East to build a network of accessible territories allowing residents to better access to housing, jobs, and transportation.	2
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to secure additional funding to develop more housing?	Yes	5

	<p>If so, how will you work to secure funding?</p>	<p>I will improve the delivery system of the NHIF by reducing administrative costs, improving quality, expanding access, and managing resources. Just like the rest of city services their operational and administrative costs are too high. I will overhaul their processes to streamline operations, save money, and reinvest the savings back into the fund so that the money gets to the citizens rather than being eaten up by administrative costs. We will also be adding to the city's cashflow by decriminalizing Online Gambling as well as Land and Online Sports Betting. We will also legalize recreational cannabis and put all forms of Birth Control over the counter. These three cashflow outlets will not only give us more capital to spend on housing. We will be taking tax burdens off of the citizen and putting our economy to work for us so our citizens can afford to live in Orleans Parish.</p>	<p>2</p>
	<p>How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?</p>	<p>We are relying on developers to lower the price of homes but we are not giving them proper incentive to reduce the price-tag. Since our population is currently shrinking the ability to incentivize is reducing as well. We need to provide a better home-owner environment by reducing the costs to the developer as well as getting more capital into the hands of the citizen. I will create a stronger dialogue with Baton Rouge so that they we can provide them with information that may reduce paperwork and streamline the process to securing funds for our citizens. We will also be adding to the city's cashflow by decriminalizing Online Gambling as well as Land and Online Sports Betting. We will also legalize recreational cannabis and put all forms of Birth Control over the counter. These three cashflow outlets will not only give us more capital to spend on housing it will also provide new income to Baton Rouge to patch the budget shortfall. I believe that Baton Rouge will be willing to help us if we help them.</p>	<p>2</p>

	Do you commit to secure more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5
	If so, how?	First-time home-buyers need to know where to look for pertinent information. The city's website needs to be more user-friendly when it comes to finding everything, except paying bills. I am going to overhaul the city's website to make it easier to find portals to information regarding grants and educational seminars. First-time home-buyers also need to know what questions to ask to get the best information. The Finance Authority provides good information but not everyone knows to look there for information. I prefer being able to talk to a person for information, so we will increase staff, offer online chat support, as well as provide small satellite offices throughout the city.	3
	The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?	Yes	5

	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>I am going to take direct action to lower the cost of living in Orleans Parish. To begin getting money back into the pocket of the citizen, I will lower the city's operational costs so that we can reduce taxes and fees across the board. Next, we will grow the economy by opening new markets and lowering the cost of doing business in Orleans Parish offering new jobs and careers. I will not increase public transportation fees we will reduce the operational costs so that we can keep the price fixed. I believe that we can have a robust economy if we focus on lowering the cost of doing business with the city and reducing the cost of entrance to the market. As a business coach I realize that individuals see opportunities differently and sometimes people do not recognize opportunities at all. We need to strengthen our entrepreneurial education and outreach so that our citizens can create their own careers rather than relying on someone to provide one for them.</p>	<p>3.5</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>The described issue does not lie specifically in the ordinance itself; the issue lies in the permitting system. It is obvious that the people administering the permits either didn't realize the error or were told by a supervisor to issue that many permits. This is not how the permitting process will be executed under my tenure. I do not believe that more than 20% of any given block should be short-term rentals and the total should never exceed 5% of total housing. I will overhaul the process and make sure that permits are being issued reasonably.</p>	<p>3</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>

	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Fillmore—include protections for existing residents, such as property tax relief for long-term, lower-income homeowners?</p>	<p>I am going to reduce most, if not all taxes in Orleans Parish because they are negatively effecting our economy. I will reduce the property tax for occupied homes; this does not include short-term rental properties. I will also reduce fees so that low and fixed-income families are not at-risk of being priced out of their homes. Recovery projects will be altered because they are not stimulating home ownership by low-income residents as much as it is driving up the cost of living. Recovery projects drive up speculation and incentivize companies and individuals to over price the finished product. The cost of renovation needs to be reduced as well. These programs need to be gradual rather than trying to revamp an area in 6 months, their time tables add to the high price tag.</p>	<p>2</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income renters?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>Yes, I support the plan. The city's Assessor's Office has multiple issues when assessing the worth of homes in Orleans Parish; in fact, it seems rather haphazard in its approach. I will put pressure on the Assessor's Office to alter their practices. As the city auctions off blighted properties, it does not pay attention to who is purchasing these properties and what the likelihood of gentrification is. Auctioning blighted properties can revitalize or gentrify a neighborhood, and we need to take the time to filter the purchasers of these properties. Once again, I believe that in the East we need to focus on building Urban Centers that provide everything that our citizens need within walking distance as well as bringing down operational costs so that we can pass the savings onto the citizen through the programs we offer. The citizens deserve a smarter environment, better planning, and proactive services so that every citizen can achieve success.</p>	<p>3.5</p>

	The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?	Yes	5
	Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?	Yes	5
	Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?	Yes	5
	Interview/Forum (Max - 15 points)		0
	Bonus/Penalty for Voting Record (Max - 10)		0
	Total Score		66

Candidacy	Question	Responses	Average Score
Desiree Charbonnet, Mayor	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	Improve and develop policies and programs to preserve and protect established residential neighborhoods, including additional restrictions on short-term rentals (STRs) and improving planning and enforcement processes. I fully support the continued implementation of the HousingNOLA plan.	3
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to secure additional funding to develop more housing?	Yes	5
	If so, how will you work to secure funding?	My administration will dedicate revenue from major new developments built in New Orleans beginning in 2018. A percentage (to be determined) of property and sales taxes from all major new developments will be dedicated to housing programs.	4
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	Most crucially, I will foster close working relationships with the legislative delegation, the governor, and his CAO.	3
	Do you commit to secure more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5

	If so, how?	Among other things, I will encourage banks to invest in Community Developed Finance Institutions. The word “investment” is used deliberately – these would not be gifts, donations, or grants, but investments in the community that financial institutions will profit from, but from which our neighborhoods and city will also benefit greatly.	4
	The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?	Yes	5
	What is your vision for wealth building for low-moderate income households?	Homeownership has historically been the foundation of wealth-building for many middle-class Americans. I want to work to push the floor of that downward, so that more people at the lower end of the income scale can begin to build wealth. We must develop pathways for people to move from renting to ownership.	3

	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>I will improve and develop policies and programs to preserve and protect established residential neighborhoods, including additional restrictions on short-term rentals (STRs) and improving planning and enforcement processes. I will support amending the Short-term Rental Ordinances (covering, for example, AirBnB and VRBO) to place greater restrictions on STRs. Possible additional restrictions include limiting the number of STRs in neighborhoods zoned for single-family residences, possibly to one per block, and requiring the property owner to have a homestead exemption. Additionally, I support fully maintaining the prohibition on STRs in the French Quarter.</p>	<p>4</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>
	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Fillmore—include protections for existing residents, such as property tax relief for long-term, lower-income homeowners?</p>	<p>I will use a multi-pronged approach. There is some low-hanging fruit in that there are existing programs that are not being fully utilized, such as a property-tax freeze for seniors. I also support implementing the Smart Housing Mix, and other measures.</p>	<p>3</p>

	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income renters?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>Yes. I fully support the HousingNOLA plan and am a strong proponent of transit-oriented development. I think this is one of the areas where we'll see the benefit of the dedication I'm proposing from new development revenue. The city will need resources to accomplish this, and I support creative ways to ensure we have the proper finances to achieve the goals.</p>	<p>2</p>
	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>

	Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?	Yes	5
	Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?	Yes	5
	Interview/Forum (Max - 15 points)		6
	Bonus/Penalty for Voting Record (Max - 10 Points)		0
	Total Score		71

Candidacy	Question	Responses	Average Score
Troy Henry, Mayor	The city has committed to create 7,500 affordable housing opportunities to begin to address the needs of over 30,000 cost burdened households identified by HousingNOLA. How do you plan to honor this commitment?	My plan for affordable housing is rooted in property tax discounts/rebates for property owners who commit to affordable housing.	3
	In order to afford a modest, two-bedroom apartment in New Orleans, renters need to earn \$18.54 per hour. That's more than the typical renter earns and more than twice what minimum-wage workers earn. Will you support the Smart Housing Mix policy (https://goo.gl/Pnm9Ka) to ensure that a percentage of new units coming online are affordable to the average worker?	Yes	5
	Will you agree to protect existing city-level sources for affordable housing, such as the Neighborhood Housing Improvement Fund, and work to secure additional funding to develop more housing?	Yes	5
	If so, how will you work to secure funding?	Yes my housing tax subsidy will change the economic model for affordable housing by providing landlords incentive to provide the housing while not fully missing out on market rate oppt'y's.	3
	How will you work with the state (https://goo.gl/fWWKQp) to secure more funding for affordable housing?	I will advocate for the current programs in place. However, thru my economic growth plan we will see the income level of New Orleanians rise throughout the city. By adding 40,000 jobs from Fortune 1000 companies incomes will rise for lower level workers because they will have more earning options.	3
	Do you commit to secure more resources for first-time homebuyers including homebuyer education, financial literacy and loans and/or grants to make homeownership possible?	Yes	5
	If so, how?	As part of recruiting Fortune 1000 companies to New Orleans, Community involvement and commitment will be an anchor requirement of their presence in New Orleans.	3

	<p>The Finance Authority (http://financeauthority.org/) of New Orleans is the city's housing finance agency and can provide a range of support to citizens and developers in order to create new housing opportunities. Do you commit to support the expansion of the utilization of resources and programming for the Finance Authority of New Orleans?</p>	<p>Yes</p>	<p>5</p>
	<p>What is your vision for wealth building for low-moderate income households?</p>	<p>Wealth building will be done in 2 ways. Increased income thru better paying jobs with benefits and home ownership. Both are priorities for my administration.</p>	<p>3</p>
	<p>As New Orleanians struggle with a housing crisis, over four thousand units in the city are being used as short-term rentals for tourists, especially in rapidly-gentrifying neighborhoods. Even with the current permitting system, many residents complain that the concentration of short-term rentals disrupts the residential character and sense of community: for example, the city has issued 8 permits - representing 31 bedrooms, and only two units owner-occupied - on just one block of Ursulines in the Treme. Given the difficulty of building hundreds of new units in historic neighborhoods, how would you like to amend the short-term rental ordinance to respond to current housing needs?</p>	<p>The short term rental market should be treated as any other lodging business is treated. It must be a level playing field for all.</p>	<p>3</p>
	<p>New Orleans is a majority renter city with thousands of units in disrepair, few rules for landlords, and almost no enforcement. Will you support the Healthy Homes Ordinance (https://goo.gl/bDDUx7) to create basic health and safety standards for all rental units?</p>	<p>Yes</p>	<p>5</p>

	<p>Neighborhoods such as the Bywater, Treme, and Mid-City have seen significant public investments, but these investments often increase housing prices and make it difficult for long-time residents to remain. How will you ensure that new investments in neighborhoods likely to gentrify—like the \$140 million Resilience District project slated for Fillmore—include protections for existing residents, such as property tax relief for long-term, lower-income homeowners?</p>	<p>My subsidy program will provide the proper incentive.</p>	<p>3</p>
	<p>Despite being far less transient than market-rate renters, Housing Choice Voucher ("Section 8") households are often held up as examples of problem neighbors. Will you repudiate negative stereotypes of voucher households and challenge NIMBY-ism based on similar stereotypes of low-income renters?</p>	<p>Yes</p>	<p>5</p>
	<p>In 2016, the City and Housing Authority of New Orleans submitted what is widely regarded as a model fair housing plan to the U.S. Department of Housing and Urban Development (HUD). This Assessment of Fair Housing plan (https://goo.gl/JnG8pg) calls for targeting new affordable housing in low-poverty neighborhoods near job centers and transit, while simultaneously increasing infrastructure and economic development investments in higher-poverty, underserved communities. Will you support this goal and if so, what ideas or strategies do you have to achieve it?</p>	<p>By having more jobs migrated to New Orleans. The rising tide will lift all boats. Many more individuals will have more income to use towards housing and other amenities. My goal is to have residents use these public services for convenience and efficiency and not necessity.</p>	<p>3</p>

	<p>The largest and most flexible subsidies available to the City to incentivize and direct affordable housing and economic development are not traditional housing and community development funds, they're tax reductions offered through the Industrial Development Board (IDB). Will you commit to nominating/confirming IDB members who support HousingNOLA's goal of targeting affordable housing investments in low-poverty neighborhoods near job centers while targeting economic development investments in underserved communities?</p>	<p>Yes</p>	<p>5</p>
	<p>Will you advocate for the Council Utility Committee to require that Entergy invest in energy efficiency measures that would mitigate the need for the proposed power plant in New Orleans East?</p>	<p>Yes</p>	<p>5</p>
	<p>Do you support the continued implementation of UNITY of Greater New Orleans' Bold Plan of Action, which includes goals of attaining functional zero in youth homelessness by Dec. 31, 2019 and reducing street homelessness by 75% by Dec. 31, 2020?</p>	<p>Yes</p>	<p>5</p>
	<p>Interview/Forum (Max - 15 points)</p>		<p>5</p>
	<p>Bonus/Penalty for Voting Record (Max - 10 Points)</p>		<p>0</p>
	<p>Total Score</p>		<p>69</p>