

Associated Neighborhood Development (AND)
A Shared Initiative, Inc.
Bayou District Foundation
Broadmoor Development Corporation
Chase
Committee for a Better New Orleans (CBNO)
Covenant House
Crescent City Community Land Trust
Enterprise Community Partners, Inc.
First NBC Bank
Foundation for Louisiana
GCR Inc.
Global Green USA
Green Coast Enterprises
Harmony Neighborhood Development
Historic Restoration, Inc.
Home Builders Association of Greater New Orleans (HBA)
Iberia Bank
Jericho Road, Episcopal Housing Initiative
Jerusalem Economic Development Corporation (JEDC)
Louisiana Appleseed
Louisiana Association of Affordable Housing Providers (LAAHP)
Louisiana Association of Nonprofit Organizations (LANO)



Louisiana Homebuyer Education Collaborative
Louisiana Housing Alliance (LHA)
Lower 9th Ward (NENA)
Lower 9th Ward Homeownership Association
lowernine.org
Make It Right
New Orleans Area Habitat for Humanity
New Orleans Neighborhood Development Foundation (NDF)
NO/AIDS Task Force
Operation Comeback
Pontchartrain Park CDC
Preservation Resource Center (PRC)
Project Home Again
Project Homecoming, Inc.
Providence Community Housing
Puentes New Orleans
Rebuilding Together New Orleans
Redmellon
Renaissance Neighborhood Development Corporation
St. Bernard Project
UNITY of Greater New Orleans
Urban Focus, LLC
Volunteers of America (VOA)
Whitney Bank

October 17, 2014

TO: Representative Wesley T. Bishop
7240 Crowder Blvd., Suite 402
New Orleans, LA 70127

RE: \$100 lot program in the Lower 9th Ward

Dear Representative Bishop,

Thank you for attending the Greater New Orleans Housing Alliance (GNOHA) meeting on September 11th to discuss your proposed \$100 lot program in the Lower 9th Ward. As you may recall, GNOHA is a collaborative of non-profit and for-profit affordable housing builders, homebuyer education providers, and community development corporations working together to support the building of workforce housing in the Greater New Orleans area in an ethical and efficient manner. Since its creation in 2007, GNOHA has advocated for the preservation and production of affordable housing with a special emphasis on the needs of the most vulnerable in society - seniors, people with disabilities, veterans, low-wage workers and low-income families.

We believe that the redevelopment of vacant, blighted properties is key to our city's rebirth. However as we discussed at our meeting, we have numerous concerns with the program you have proposed for the Lower 9th Ward neighborhood. We believe the program has great intentions but has some shortcomings that if passed could be detrimental to the neighborhood. A few of our concerns include:

1. The lack of a market demand for the 450 lots available. The sale of lots in the Lower 9th Ward has been slow. Even with the existing Lot Next Door Program, many of the parcels were not sold. We don't believe the core problem is the cost of the lots, but the lack of a market for them.
2. The lack of a clear program design and oversight structure.

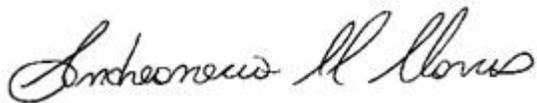
3. The program design does not take into consideration the need for funding mechanisms or support to help individuals develop the lots in a timely manner. We are currently working with many residents throughout the City, including those in the Lower 9th Ward who would like to return home but are not able to do so due to insufficient funding to rebuild their homes. Many of these residents received Road Home funds but still have not been able to rebuild nine years later due to various challenges including contractor fraud, lack of resources, etc. Post Hurricane Katrina we have seen programs fail due to the lack of sufficient funding for construction and case management support to ensure that residents are able to rebuild. *Without this support built into the program, there could be potential for failure.*
4. The lots that will be included in the program are currently owned by the New Orleans Redevelopment Authority and they do not have the ability to dispose of these properties due to federal regulations. In addition, the lots will need to be acquired by the City in order to be in compliance with the constitutional authorization.

Although we cannot support this proposed constitutional amendment on the November 4th ballot, we hope you will join us as we develop a strategic long-term housing plan for New Orleans that will drive future housing policy, make maximum use of scarce public resources, address current housing needs, and ensure that the city's growth positively impacts every community in New Orleans. GNOHA will be working with community development corporations, neighborhood associations, governmental agencies, and community members on this project. Through the plan we will address various housing needs in the city such as demand/supply, blight reduction, leveraging funding, private/public partnerships, etc.

If you are interested in learning more about this or becoming involved in the development of the Affordable Housing Plan, please feel free to contact GNOHA.

We look forward to working with you.

Sincerely,



Andreanecia M. Morris
GNOHA Board of Governors, Chair
(504) 821-7227