



November Standing Committee & Initiative Reports

Public Policy Committee

The Committee kept updated on the Short-term Rental ordinance, which passed its final ordinance on December 1st before City Council. The regulations include establishing a dedicated enforcement unit, limiting whole-home rentals to 90 days, allowing unfettered short-term rentals in owner-occupied housing, and an outright ban on short-term rentals in most of the French Quarter. The regulations also allow uncapped short-term rentals in certain commercial districts. The Neighborhood Housing Improvement Fund (NHIF) was also amended to include STRs as a revenue source.

GNOHA has teamed up with the Louisiana Housing Alliance (LHA) for its annual statewide Listening Tour, which will result in a statewide housing policy agenda for the 2017 Legislative Session.

Homeownership Committee

On November 29th, the Homeownership Committee hosted a special meeting with Tish Allen of Fannie Mae at the Neighborhood Development Foundation to discuss HomeReady mortgage, a new mortgage lending tool aimed at assisting potential and existing homeowners. The meeting hosted twenty attendees including lenders, housing counselors and others in various areas of homeownership. The product was adapted to the evolving household dynamic and intends to make homeownership more attainable. HomeReady mortgage uses methods such as allowing nontraditional credit and implements underwriting flexibilities such as including income from non-borrower household members as a compensating factor to improve debt-to-income ratio.

FAM Tour

GNOHA has partnered with the City of New Orleans to host the Familiarization (FAM) Tour. The FAM Tour takes graduates of the City's STRIVE program on a tour of New Orleans, showing off options for affordable rental and homeownership opportunities. The FAM Tour was scheduled for Saturday, December 10th.

Own the Crescent (OTC)

OTC is continuing to drive the Third Line initiative, despite some setbacks. OTC is interviewing local musicians and performers who want to buy a home in New Orleans, and then creating material that will showcase the value of these culture bearers, as well as their need.

Rental Committee

Members of the Committee have formulated an Energy Efficient Utility Allowance administrative plan and have met with HANO staff to go over the proposal—HANO staff were amenable to creating an EEUA Pilot program, and are organizing a meeting between Committee members and the Housing Choice Voucher Program co-director.

The City has drafted a preliminary Rental Registry ordinance and will be discussing at the January Community Development Committee Meeting on January 18th.



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The Alliance for Affordable Energy and GNOHA both submitted comment for the Clean Energy Incentive program, which would provide incentives for energy efficiency in multifamily buildings.

Outreach and Advocacy Committee

Current advocacy efforts include encouraging support and comments on the Rental Registry, Smart Housing Mix Ordinance, HOME funds, and the Louisiana Housing Corporation. After City Council passed a motion to embark on a study of the Smart Housing Mix Ordinance, the City Planning Commission hosted a public hearing that was well attended and during which many spoke in support of the ordinance. The first leg of the LHA listening tour was successfully hosted by GNOHA and was well attended. The remaining seven regional discussions will be taking place in December and early 2017.

Emergency Preparedness Committee

Since last month's Baton Rouge Housing Summit, GNOHA's Baton Rouge partner, the Mid City Redevelopment Alliance, conducted a follow-up survey and has held Baton Rouge workshops based on these results. The first meeting of the Housing FIRST Alliance (of the Capital Area) was held this month.

The Collaborative

In November, the 10 applications received this cycle were reviewed to ensure all required documents were submitted. Those organizations with missing documents were sent letters informing which documents were missing and a deadline of Wednesday, November 2nd to submit the missing documents. The Collaborative review team met and reviewed each application. One-on-one meetings to address any questions from each agency that submitted an application have been scheduled for Thursday, December 8th and Tuesday, December 13th.

Capacity Building

The Capacity Building Committee did not meet in November; however a call took place to discuss the UNO PLUS Development Finance Certificate Program and how the committee could help find another location and attract more participants. The search for more capacity building opportunities is ongoing.

Lenders Roundtable

The Lenders Roundtable did not meet in November, but plans to meet early next year.

Nonprofit Roundtable

The Nonprofit Roundtable did not meet in November, but is currently discussing strategies to link referrals across the non-profits.

Road Home Liaison Group

As of November 30, 2016 the Road Home Liaison Group (RHLG) has relieved 434 (+13 from last month) applicants of their debt to the Road Home Program through compliance or establishing occupancy. An additional 109 (+6 from last report) files have been archived due to the death of the



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grant recipient. RHLG is proud to report that a total of 30 million dollars (+2 million dollars from last report) has been applied to Road Home recipients' cases to date. Of this \$1,121,571.05 (+700,000 from last report), has been closed on for construction. 16 homes have been funded for construction as the result of RHLG work (+3 from last month), 7 (+1 from last report) of which have been completed.

RHLG hosted an outreach event focused on homeowners in the 70117 zip code at the Andrew P. Sanchez Center on November 12. At this event, case managers saw 13 new clients. In preparation for the event, case managers engaged over 500 potential clients through phone calls, emails, and a mass mailing.

RHLG Case Managers will focus on working through its last batch of cases in the month of December. The RHLG contract expires February 28, 2016. In the New Year, RHLG will continue to see walk in clients but time will primarily be spent wrapping up current cases and closing out other program activities.

HousingNOLA October Initiatives

Workforce Housing Council

The Workforce Housing Council held a meeting on November 1st to discuss how the New Orleans Business Alliance, Greater New Orleans, Inc., CPEX and RIDE can work with HousingNOLA and GNOHA to develop a workforce housing strategy which includes a study of the connections between workforce housing and transportation opportunities in the region. The study plan was revised and more key partners were identified and invited to join the partnership, including the Network for Economic Opportunity. The group will next meet in January to discuss next steps.

Smart Housing Mix Tiger Team

The Smart Housing Mix Tiger Team is a group of housing and planning professionals in New Orleans that have been holding calls with HousingNOLA's consultant from Grounded Solutions Network, Sasha Hauswald. This team is tasked with determining the feasibility of implementing a mandatory Inclusionary Housing Policy in New Orleans. In October, the team participated in a call to review and discuss the current findings of a financial feasibility study and program design options. A motion for the Smart Housing Mix Ordinance Study was passed by City Council and the public hearing took place on November 8th at City Hall. Many HousingNOLA partners attended the hearing and spoke in favor of the study. The deadline to submit public comments is **January 3, 2017 at noon**. Comments can be emailed to cpcinfo@nola.gov or mailed to:

*City of New Orleans
City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, LA 70112*



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Assessor Working Group

The Assessor's Working Group met with the Assessor Erroll Williams on November 3rd. At the meeting, the group discussed tax relief initiatives for the elderly and low-income and multi-family valuations, as well as homestead exemptions for recipients of Road Home funding. The Assessor's office shared a strategy they are working on to account for Low Income Tax Credits for multifamily properties in the assessment process, which would provide a tax break to owners of such properties. The group will be following up with the Assessor to help move this initiative forward. The group has also officially requested results on the Assessor's initiative to freeze property taxes for senior citizens.

Insurance Task Force

The Insurance Task Force met in November to discuss the reconfigured data received from the Louisiana Department of Insurance (LDI). The Insurance Task Force requested that LDI provide data regarding estimates of the average cost of flood insurance in Louisiana and liability insurance rates both included in the homeowner insurance premium and those available as a la carte options. The task force expects to receive this data in early December and will reconvene after to discuss it and the creation of a questionnaire to distribute to potential homeowners to educate them on the appropriate questions to ask when shopping for homeowner and flood insurance.

Healthy Homes Initiative

The Healthy Homes Initiative has been collecting resources on mold and dampness treatment, and exploring statewide initiatives. Rebuilding Together New Orleans, as a member of the Volunteer Management Subcommittee, visited Baton Rouge to provide training on best practices learned in mold remediation to the Mid City Redevelopment Alliance.