



## Overview of Housing Policy & Programs in New Orleans

*Spring 2015*

I.	<b>Existing Policy &amp; Programs</b> .....	<b>3</b>
	• City of New Orleans Consolidated Plan for New Orleans 2012-16.....	3
	• Master Plan for the 21 <sup>st</sup> Century, Vol. 2, Ch. 5- Neighborhoods and Housing.....	3
	• 2010 Housing Transition Task Force Report.....	4
	• City of New Orleans 10-Year Plan to End Homelessness.....	4
	• HOME Program NOFA.....	5
	• Housing Opportunities for Persons With AIDS (HOPWA) Program NOFA.....	5
	• Emergency Solutions Grant Program (ESG) NOFA.....	5
	• Hazard Mitigation Program.....	5
	• Neighborhood Housing Improvement Fund.....	5
	• City of New Orleans Adjudicated Property Disposition Program.....	6
	• 2013 NSP2 Annual report.....	6
	• NORA Lot Next Door Program .....	7
	• FANO “Expand to Homeownership” Grant Program.....	7
	• FANO Bond Loan Program.....	7
	• HANO May 2013 Housing Choice Voucher Program Plan.....	8
	• HANO 2011-15 Strategic Plan for Real Estate Development.....	8
	• HANO 2011-15 Scattered Sites Plan.....	8
	• HANO 5-Year and 2013 Annual Plan.....	9
	• HUD Section 202 Supportive Housing for the Elderly.....	9
	• HUD Section 811 Supportive Housing for Persons with Disabilities program.....	9
	• Disaster-Community Development Block Grant Programs: Road Home Program/ SRPP...	10
	• 2015 Louisiana Qualified Action Plan.....	10
	• 2015 LHC Weatherization Assistance Program Plan .....	10
	• 2015 LHC Homeowner Rehabilitation Program NOFA.....	11
	• Foundation for Louisiana Grants.....	11
	• RTA Annual Plan.....	11

<b>II.</b>	<b>Upcoming Policy &amp; Programs</b> .....	<b>12</b>
	• Rental Registry/Habitability Ordinance.....	12
	• Master Plan for the 21 <sup>st</sup> Century: Text Amendments.....	12
	• 2014 Draft Comprehensive Zoning Ordinance (CZO), Article 5- Development Standards...12	
	• 2014 Draft Comprehensive Zoning Ordinance (CZO), Article 17-CBD ( <i>density bonuses</i> )...12	
	• HANO Scattered Site Development RFP.....	13
	• Louisiana Housing Trust Fund Initiative.....	13
	• Energy Efficiency For All (EEFA).....	13
<b>III.</b>	<b>Tools for Forming Policy</b> .....	<b>14</b>
	• Market Value Analysis.....	14
	• Opportunity Mapping.....	14
	• Livable Claiborne Communities Study.....	14
	• LHC Needs Assessment.....	15
	• People’s Analysis of Impediments to Fair Housing.....	15
	• City of New Orleans Analysis of Impediments for Fair Housing.....	15
	• State of LA Analysis of Impediments for Fair Housing.....	15

## I. Existing Policy & Programs

### [HUD Consolidated Plan for New Orleans 2012-16](#)

Source: City of New Orleans

#### Summary:

This policy plan uses a Place-Based Strategy that identifies Priority Needs in various parts of the city, which are then targeted by proposed projects that are funded by four Formula Grants: CDBG, HOME, ESG, or HOPWA.

Annual Projects (Based on 2012)		
<i>Need Addressed</i>	<i>Projects</i>	<i>Funding Sources (Administrative Costs Not Included)</i>
Acquisition and Redevelopment	NORA	CDBG- \$1,000,000
Public Services	Public Facilities, Senior Programs, NORDC	CDBG- \$3,880,653
Neighborhood Stabilization	Code Enforcement/ Housing	CDBG- \$2,329,493
Rehab of Rental Units	Home Rental Programs	HOME- \$308,200
Production of New Owner Units	Homeownership Programs	HOME- \$438,686
Rental, Homeowner, Homebuyer Improvements	CHDO Funds, HOME NOFA	HOME- \$245,513
Chronic Homelessness Prevention	Emergency Solutions Grant	ESG-\$1,226,930
Special Needs Assistance	HOPWA	HOPWA- \$3,584,653

#### Objectives:

Provide decent housing, Create suitable living environments, Expand economic opportunities

#### Outcomes:

Availability/Accessibility, Affordability, Sustainability

### [Master Plan for the 21<sup>st</sup> Century, Vol. 2, Ch. 5- Neighborhoods and Housing](#)

Source: City of New Orleans

#### Summary:

This chapter of the Master Plan outlines how the CZO and other future policy should affect Neighborhood Character and Housing Development

#### Objectives:

Enhanced character and livability for all neighborhoods with investments to improve quality of life; Redevelopment of blighted and vacant properties in all neighborhoods, focusing strategies to meet the respective needs of stable, recover and revitalizing neighborhoods; Reinvent housing policies to support quality neighborhoods and meet the diverse housing needs of all households; High capacity public sector and neighborhood based groups to provide housing responsive to changing housing needs of current and future residents.

#### Outcomes:

New CZO, Neighborhood Participation Program, Fresh Food Retail Incentives Program, Affordable Housing Trust Fund, Façade Grant Program

## 2010 Housing Transition Task Force Report

Source: City of New Orleans

### Summary:

The Transition New Orleans Task Force was created in 2010 to identify challenges and opportunities to guide the newly elected Landrieu Administration. It outlines goals and how leadership may be structured, including the Mayor's Division of Housing & Community Development, Intergovernmental Working Councils, and calls for a comprehensive Housing Plan.

### Objectives:

Support all pre-disaster residents of New Orleans in the right to return; Create livable, sustainable communities; Address housing needs of residents who are ill-housed; Enable low-and moderate- income households in redeveloping communities to remain in their communities (if they choose); Encourage economically integrated communities; Capture, coordinate, and creatively combine available resources

### Outcomes:

Office of Housing & Community Development; Livable, Sustainable Communities Taskforce; Pledge to End Homelessness

## 10-Year Plan to End Homelessness

Source: City of New Orleans, Unity GNO

### Summary:

This plan was a partnership between the City of New Orleans and Unity GNO that takes a "Housing First" approach- calling for immediate housing followed by linked supportive services which maintain that housing status and quality of life.

<b>Housing Production Plan (Projected 10 Year Housing Stock for Homeless)</b>	
<i>Individuals</i>	
Low Barrier Shelter	185 Beds
Safe Havens	50 Beds
Prevention and Rapid Rehousing	6000 interventions
Permanent Housing	2115 Beds
<i>Families</i>	
Low Barrier Shelter	45 beds or 15 units-reorganized TH; 20 beds or 6 units new
Prevention and Rapid Rehousing	1500 interventions
Permanent Housing	516 Beds, 172 units

### Objectives:

Increase Leadership, Collaboration, and Civic Engagement; Increase Access to Stable and Affordable Housing; Increase Economic Security; Improve Health and Stability; Retool the Homeless Crisis Response System

### Outcomes:

NO Interagency on Homelessness, New Orleans Homeless Trust, Downtown/Home Partnership, Housing Production Plan. Three grants: Coming Home Permanent Supportive Housing Project; Rapid Rehousing for Chronically Homeless Persons Project; and Finally Home Permanent Supportive Housing Project.

## [2014 HOME Program NOFA](#)

**Source:** City of New Orleans Office of Housing & Community Development

**Summary:**

This Notice of Funding Availability for federal funds that are based on the City's submitted Consolidated Plan seeks applicants for owner-occupied rehabilitation as well as affordable rental housing activities. A cap of \$75,000 per home rehabilitation is established, as is a cap of \$200,000 per unit for rental housing activities. CHDO's may receive funds for operating expenses related to HOME activities as well.

**Objectives:**

To target neighborhoods with 51% low-to-moderate income persons by providing resources to affordable homeowner and rental rehabilitation.

**Outcomes:**

Increased emphasis on rental housing.

## [2014 Housing Opportunities for Persons with AIDS \(HOPWA\) Program NOFA](#)

**Source:** City of New Orleans Office of Housing & Community Development

**Summary:**

This program, targeted at providing housing for individuals living with HIV/AIDS, includes eligible activities such as acquisition, rehab, conversion, lease, and repairs, as well as operating costs. Also included is short-term rent or mortgage payments.

**Objectives:**

To provide resources to meet the housing and related needs, such as short-term rent and utility payments, of low-income persons living with HIV/AIDS and their families.

## [2014 Emergency Solutions Grant \(ESG\) Program NOFA](#)

**Source:** City of New Orleans Office of Housing & Community Development

**Objectives:**

Improve quality of emergency homeless shelters and provide homeless prevention activities such as rent, mortgage, and utility assistance.

## [Hazard Mitigation Grant Program \(HMGP\)](#)

**Source:** City of New Orleans Hazard Mitigation Office/ FEMA

**Summary:**

HMGP provides funding sources to states and local governments to implement long term measures that mitigate future damage after the community has experienced a disaster. The president of the United States must declare a disaster to meet eligibility for participation in this program. In order to be eligible for HMGP funds, a community must also have an adopted Hazard Mitigation Plan. The City of New Orleans' Hazard Mitigation Plan Update was adopted in March 2010.

## [Neighborhood Housing Improvement Fund](#)

**Source:** City of New Orleans Office of Housing & Community Development

**Summary:**

The NHIF, funded by a .91-mil tax, works by coordinating efforts in certain neighborhoods to demolish vacant buildings, repair street lights, remove trash, repair drainage and streets, and replace street signs. Expenditures go towards Code Enforcement, Neighborhood Development, Housing, and Housing Law.

**Objectives:**

To promote neighborhood stability by eliminating blight and unsafe conditions in the neighborhoods and to promote and preserve homeownership and provide safe, affordable rental housing. Guided by advice from the New Orleans Police Department, and coordinated with NOLA for Life, these projects are intended to enhance public safety and public perception of neighborhoods, setting the stage for future investment.

**Outcomes:**

Since 1998, \$12.5 million of the NHIF's \$34.1 million in expenditures have been used for housing, larger than any other uses. However, this has decreased significantly since 2010, with just \$61, 257 spent in 2013.

**[City of New Orleans Adjudicated Property Disposition Program](#)**

**Sources:** City of New Orleans

**Summary:**

In 2015, the City unveiled a first of its kind online auction of 3,000 tax-adjudicated properties. These are properties that have failed to sell at Sherriff's Sales, where delinquent property tax debt is sold and bidders gain the opportunity to own the actual property within three years. The majority of properties are abandoned buildings or vacant lots. The properties were initially listed March 6 where deposits could be placed, initiating a 90-day due diligence period in preparation of the actual July auction. No priority for adjacent property owners, CDCs, or affordable housing developers has been outlined at this time.

**Objectives:**

To return vacant land and blight and abandoned properties back into commerce.

**Outcomes:**

TBD

**[2013 NSP2 Annual Report](#)**

**Source:** NORA

**Summary:**

The NSP2 Program is a federal program that provided \$29.7 million in funds to the city for redevelopment efforts, rehab and construction of 435 affordable homes for low to moderate income residents. Along with providing a good snapshot of affordable housing inventory, this program perhaps reflects the development and housing policy priorities of the City. This annual report from 2013 reflects how the funds were used. Work was done by a consortium of 16 developers, most of them non-profit.

**Objectives:**

Redevelopment and development of affordable homes and rentals.

**Outcomes:**

2013 NSP2 Outcomes		
<i>Use</i>	<i>Units</i>	<i>Expenditures</i>
Land Bank, Demolition, and Salvage	72 units	\$1,123,236
Rental	243 units	\$9,868, 894
Homeownership	236 units	\$17, 093, 077

## [Lot Next Door Program](#)

Source: NORA

### **Summary:**

This program began in 2007 and is now in its 3<sup>rd</sup> Version. Lot Next Door allows property owners to purchase adjacent lots and NORA property at fair market value.

### **Objectives:**

To bring vacant lots back into commerce and foster neighborhood beautification.

### **Outcomes:**

1,300 property owners have participated since 2007, bringing many vacant or blighted lots back into commerce

## [FANO "Expand to Homeownership" Grant Program](#)

Source: Finance Authority of New Orleans

### **Summary:**

This Program is designed to help New Orleans homebuyers with down payment and closing costs when purchasing a home. This program provides a Grant of up to 4% of the loan amount. All mortgages are fixed rate 30-year loans. Borrowers must occupy the home as their principal residence.

- No repayment is required for assistance received
- Servicing borrowers with incomes up to \$82,320 (140% of 2014 area median incomes)
- Maximum mortgage loan: \$271,050 for FHA, \$417,000 for VA or Conventional
- Must qualify for a mortgage loan with a participating lender
- This program is not limited to "first-time homebuyers"
- First-time buyers must complete 12-hour Homebuyer Education Class

### **Objectives:**

To help citizens get low interest mortgage loans to purchase homes in Orleans Parish.

## [FANO Bond Loan Program](#)

Source: Finance Authority of New Orleans

### **Summary:**

The Bond Loan Program is a low interest rate first mortgage loan offered with or without down payment and/or closing cost assistance to the mortgagor. Bond loans may be made to both first time AND non-first time homebuyers whose household incomes do not exceed 140% of the New Orleans Area Median Income by household size which in 2013 has been designated under the U.S. Department of HUD guidelines as **\$72,360 for a family of 2 or less, or \$84,420 for a family of 3 or more.**

First Time Home Buyers are eligible for 4% of the mortgage loan amount toward down payment and/or closing cost assistance, except City of New Orleans Soft Second Program participants. Non-First Time Home Buyers receive a fair rate but are not eligible for down payment and/or closing cost assistance. ALL Borrower(s), except those qualified for the City of New Orleans Soft Second Program, must contribute at least 5% of the purchase price toward down payment and/or closing costs from their own funds. City of New Orleans Soft Second Program participants must contribute a minimum of 1% of the sale price or \$1,500, whichever is less. These funds cannot be gifted to the borrower.

### **Objectives:**

To help citizens get low interest mortgage loans to purchase homes in Orleans Parish.

## [HANO May 2013 Housing Choice Voucher Program \(HCVP\) Plan](#)

Source: HANO

### **Summary:**

As required by HUD, this plan addresses policies and administrative guidelines for residents utilizing all HCVPs, both Tenant Based and Project Based (PBVs). This includes Single Room Occupancy, Homeownership, and Family Self-Sufficiency. Up to 20% of funding from HANO's voucher program budget authority may go to PBVs. A description of income eligibility for families is given, whereas Low-Income is described as income not exceeding 80% AMI; Very-Low Income as not exceeding 50% AMI, and Extremely Low-Income as not exceeding 30% of AMI. At least 75% of families targeted within a fiscal year must be extremely low-income. For citizenship status, at least one family member must have eligible immigration status.

### **Outcomes:**

Reasonable Rent Determinations, Income Eligibility Brackets

## [HANO 2011-15 Strategic Plan for Real Estate Development](#)

Source: HANO

### **Summary:**

This plan combines HANO principles, HUD policy, and housing needs identified through data analysis. It employs six objectives each addressed by various strategies. Some of the strategies emphasized for the objectives (listed below) includes reducing Scattered Site portfolio, concentrating offsite replacement housing close to HANO sites, targeting special needs populations, and utilizing Public and non-profit facilities. Included is a complete list of all HANO inventory as of 2011, with each development broken down by rental unit type (voucher, public housing, LIHTC/workforce, market rate) and Homes for Sale (market and affordable).

### **Objectives:**

Invest in HANO communities and the surrounding neighborhoods to encourage future investment and revitalization; Address identified housing needs through partnerships and in collaboration with the City, non-profit, and private market housing providers; Encourage mixed income communities within HANO developments and their surrounding neighborhoods; Integrate HANO residents with the greater community to take advantage of the public resources available to all city residents; Provide resources and develop partnerships to foster resident self-sufficiency; Ensure the agency remains fiscally sound.

**Outcomes:** Increased public-private development, eventual RFP to develop scattered site properties.

## [HANO 2011-15 Scattered Sites Plan](#)

Source: HANO

### **Summary:**

This is a strategic plan HANO's 170 scattered parcels of land with ACC units and 55 scattered parcels of land with Non-ACC units. It determines which properties will be retained and rehabilitated and which properties will be disposed of.

### **Objectives:**

To dispose of properties that are not consistent with HANO's redevelopment plans to entities or individuals demonstrating the capacity to transform the properties into housing, commercial, and/or community uses consistent with the needs of the communities served; To dispose of properties, through competitive processes, prioritizing organizations and individuals investing in projects that 1.) protect investments made by HANO and other public and non-profit organizations and 2.) encourage future investment and revitalization and 3.) conform to neighborhood planning efforts; To dispose of properties at Fair Market Value (FMV) or higher making exceptions for

properties intended for affordable housing or community facilities when the payment of FMV jeopardizes the project's affordability and when significant community benefit compensates for the loss in monetary value.

**Outcomes:**

Scattered Site Inventory with planned outcomes for each property.

[HANO 5-Year and 2013 Annual Plan](#)

Source: HANO

**Summary:**

HANO's 5-Year Plan provides the PHA's detailed goals for the next five years, but also provides a detailed inventory of housing stock and a detailed list of existing housing needs for citizens based on income range and household characteristics. The 2013 Plan provides updates on policies and procedures for: eligibility, selection, and admissions process; waiting lists; financial resources; Hope VI Development; demolition and disposition; homeownership; PBVs; capital improvements; and progress in meeting missions and goals. The 2013 Plan totals the inventory of public housing units at 3,455 with 4,145 families on the waiting list; and the inventory of HCVP units at 17,500 with 12,110 families on the waiting list.

**Objectives:**

Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**Outcomes:**

Voucher Waiting List Numbers, Public Housing Inventory, Demolition and Disposition Inventory.

[HUD Section 202 Supportive Housing for the Elderly](#)

Source: US Department of Housing and Urban Development

**Summary:** HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable. Occupancy in Section 202 housing is open to any very low-income household comprised of at least one person who is at least 62 years old at the time of initial occupancy.

**Objectives:** To help expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc. The program is similar to Supportive Housing for Persons with Disabilities (Section 811).

[HUD Section 811 Supportive Housing for Persons with Disabilities program](#)

Source: US Department of Housing and Urban Development

**Summary:** HUD provides funding to develop and subsidize rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities. The newly reformed Section 811 program is authorized to operate in two ways: (1) the traditional way, by providing interest-free capital advances and operating subsidies to nonprofit developers of affordable housing for persons with disabilities; and (2) providing project rental assistance to state housing agencies. The assistance to the state housing agencies can be applied to new or existing multifamily housing complexes funded through different sources, such as Federal Low-Income Housing Tax Credits, Federal HOME funds, and other state, Federal, and local programs. The last appropriation was appropriated for traditional 811 capital advances was made in FY 2011.

**Objectives:** To allow persons with disabilities to live as independently as possible in the community by subsidizing rental housing opportunities which provide access to appropriate supportive services.

### Road Home Program/SRPP

**Source:** State of Louisiana Office of Community Development-Disaster Recovery Unit (OCD-DRU), HUD

**Summary:**

This program utilized federal funding administered by the State OCD-DRU to create two sub-programs aimed at helping residents return to their homes after the devastation of Hurricane Katrina. One of the sub-programs, the Homeowner Assistance Program (HAP) targeted homeowners needing substantial repairs or elevation to their homes. The other, The Small Rental Property Program (SRPP) targeted restoration of one-to-four unit rental properties. However, wide-spread issues with contractor fraud and recalls on defective building materials have complicated the program in many ways such as how to handle the repayment process and allocation of further funds to applicants.

**Objectives:**

To help residents, both homeowners and renters, repair storm damaged property so that they may return to their homes.

### 2015 Louisiana Qualified Action Plan

**Source:** Louisiana Housing Corporation (LHC)

**Summary:**

This plan determines how the State will allocate Low-income Housing Tax Credits (LIHTCs) and other funds to developers, CHDOs, and other eligible applicants. Different allocation pools are outlined, including a General Pool of \$9.45 million, and a pool for nonprofits and CHDOs of \$1.05 million. Developer limits are set, and selection criteria with bonuses are outlined.

**Outcomes:**

Additional TCAP funds for Delta Parishes, cost containment now determined by square footage, additional upward adjusters added, less emphasis on historic preservation or larger metropolitan areas.

### 2015 LHC Weatherization Assistance Program (WAP) Plan

**Source:** Louisiana Housing Corporation (LHC)

**Summary:**

This is a federally funded program that weatherizes homes to improve heating and cooling efficiency; thereby reducing energy costs and improving the comfort level of household members. Priority is given to the elderly, disabled, and families with children 18 years of age and under. Maximum income for a 4-person household is \$47,700. LHC subcontracts with local weatherization agencies (New Orleans serviced by Quad Area Community Action Agency Inc. in Hammond) to qualify applicants and perform repair work. This doesn't include roofing, plumbing or siding repairs.

**Objectives:**

To reduce energy costs for low-income families, particularly for the elderly, people with disabilities, and children, by improving the energy efficiency of their homes while ensuring their health and safety.

**Outcomes:**

An allocation of \$1.76 million for 135 total units is proposed for the program in 2015, with Quad Area Community Action Agency getting the largest amount of all other subgrantees statewide at \$269,979.

## [2015 LHC Homeowner Rehabilitation Program \(HRP\) NOFA](#)

**Source:** Louisiana Housing Corporation (LHC)

**Summary:**

This Notice of Funding Availability (NOFA), commits up to \$1 million in CDBG-DR funds to expand the program for homeowners impacted by Hurricane Isaac. A maximum of \$100,000 per home, with an additional \$50,000 for elevation.

**Objectives:**

Provide decent, safe, and sanitary housing, specifically in the listed parishes (**Orleans not included, St. Bernard included**) for damages occurred as a result of Hurricane Isaac.

## [Foundation for Louisiana \(FFL\) Grants](#)

**Source:** Foundation for Louisiana

**Summary:**

Since 2005, FFL has provided grants and focused investments directed to strategies in two program areas: Economic Opportunity as well as Public Policy and Advocacy. This includes support for the creation of affordable housing, and investment in small businesses and local economies.

**Objectives:**

To realize the vision for a better Louisiana by investing in: Community economic development; Local leadership and grassroots civic engagement; Policy initiatives that support innovation and equitable access to resources; Disaster Readiness and Response.

**Outcomes:**

FFL has provided \$42.35 million in grants to 166 total grantees, including more than 200 mission-critical non-profit organizations.

## [RTA 20 Year Plan](#)

**Source:** Regional Transit Authority (RTA)

**Summary:**

Outlines goals such as expanded streetcar lines at St. Claude-Rampart; expand transit centers in Lakeview, New Orleans East, and Algiers; Regional light-rail, and fleet replacement.

**Objectives:**

Increase equity and access; Improve existing service performance; Increase neighborhood mobility; Increase economic opportunity

**Outcomes:**

St. Claude-Rampart Streetcar, Canal Blvd terminal.

## II. Upcoming Policy

### Rental Registry/ Habitability Ordinance

**Source:** New Orleans City Council

**Summary:**

Quality of life issues and habitability standards of rental units in New Orleans have become a major concern and has been addressed by advocacy groups, residents, and developers to the City Council. The issue was discussed at a February City Council Community Development Committee Meeting, and councilmembers suggested that legislation addressing this issue was to be explored. Some have suggested a Rental Registry managed by a third party or a new Quality of Life Office, while others have pushed to expand Code Enforcement's capacity instead.

**Objectives:**

Improve and enforce basic living standards of rental stock in New Orleans.

**Outcomes:** TBD

### Master Plan for the 21<sup>st</sup> Century: Text Amendments

**Source:** City Planning Commission

**Summary:**

The City Charter allows Master Plan amendment applications once per year and requires a Master Plan amendment application process at least once every five years. In 2012, the City Planning Commission and the City Council took action on the first set of Master Plan amendments. City Planning staff is currently working to integrate the amendments into the document and its maps.

**Outcomes:** TBD

### September 2014 Draft CZO, Article 5- Development Standards

**Source:** City Planning Commission

**Summary:**

This chapter of the Draft CZO outlines standards and regulations that apply to planned development and may help identify some barriers and incentives that may exist for affordable housing development. Includes intent, bulk regulations, and design regulations for: General Development Districts, Maritime Mixed-Use Districts, Historic Core and Urban Residential Districts, Suburban Neighborhood Non-Residential Districts, Commercial Center Districts, Center for Industry Districts

**Outcomes:**

Density Bonuses for: Affordability, Innovative Storm water Management, Adjacency to Transit, and LEED design.

### September 2014 Draft CZO, Article 17- Central Business District

**Source:** City Planning Commission

**Summary:**

This chapter of the Draft CZO describes the purpose, overall characteristics, and all regulations including Uses and Site Design Standards of the Central Business District. Provisions for Floor Area Ratio (FAR) bonuses are also outlined for those areas without

height limits, and vary based on the public benefit provided. One of the six public benefits listed as applicable for FAR bonuses includes Affordable Housing in residential and mixed-use developments. Current FAR allowed in the CBD is either 12 or 14, depending on location outlined.

The formulas are as follows:

Percent of Dwelling Units Affordable	Resident Incomes (As Percent of AMI)	FAR Bonus
≥ 5%	≤ 30% AMI	10%
≥ 5%	≤ 50% AMI	10%
≥ 5%	≤ 80% AMI	10%

**Outcomes:**

FAR Bonuses for Projects with Affordable Housing, Financial Improvements to Open Space, Financial Improvements to Landmark Preservation, Public Plazas, Transit-Oriented Development, or Whole Building Sustainability.

**[HANO Scattered Site Development RFP](#)**

Source: HANO

**Summary:**

After previous HANO leadership planned to sell the majority of its scattered-site properties, HANO released an RFP in December 2014 to potential developers to partner with in developing the approximately 200 sites into affordable housing. This was stated to be a response to the overwhelming demand for affordable housing, including the waiting list of approximately 13,000 households for vouchers. This was also identified as a better revenue generator than disposition of the properties.

**Objectives:**

To provide affordable housing through HANO’s inventory of existing scattered-site property.

**[Louisiana Housing Trust Fund Initiative](#)**

Sources: Louisiana Housing Alliance/ State Legislature

**Summary:**

An initiative is underway to create a permanent source of funding for the Louisiana Housing Trust Fund. This Trust Fund was created by the State Legislature in 2003, and given a onetime allocation of \$25 million. It can be used for single and multi-family rental and homeownership development. Possible funding sources being considered may include leveraged funds from utilities and healthcare sectors, Real Estate Transfer Taxes, and profits from HOME and LIHTC projects.

**Objectives:**

To create a dedicated and renewable source of funding for the Louisiana Housing Trust Fund.

**[Energy Efficiency For All \(EEFA\)](#)**

Source: Natural Resources Defense Council (NRDC), National Housing Trust Fund, Energy Foundation

**Summary:**

This national partnership looks to link the energy and housing sectors together to tap into better energy efficiency in affordable multi-family housing through state-wide coalitions.

**Objectives:**

Cost savings through improved energy efficiency in affordable multi-family housing.

### III. Tools for Informing Policy

#### Market Value Analysis (MVA)

**Source:** The Reinvestment Fund (TRF)

**Summary:**

The MVA is an effective tool for identifying where and how to invest limited resources that can transform urban real estate markets into revitalized neighborhoods. Tailored for different cities, it determines different market types, using micro-level data such as residential sales prices, resident demographics, housing tenure, presence/extent of subsidized housing, housing vacancy, types of commercial uses present, and credit scores.

**Objectives:**

To help identify where and how to invest limited resources that can transform urban real estate markets into revitalized neighborhoods

**Outcomes:**

Improved blight and inventory assessment for NORA.

#### Opportunity Mapping

**Source:** Kirwan Institute

**Summary:**

Opportunity mapping is a research tool used to show a neighborhoods deficiencies as well as proximity they may have to stronger nodes, leading to possible opportunities.

**Objectives:**

To understand the dynamics of "opportunity" within metropolitan areas. The purpose of opportunity mapping is to illustrate where opportunity rich communities exist (and assess who has access to these communities) and to understand what needs to be remedied in opportunity poor communities.

#### Livable Claiborne Communities Study

**Source:** City of New Orleans

**Summary:**

In 2012-2013, the City of New Orleans carried out land use planning, revitalization, and transportation infrastructure study for the Claiborne Corridor. Working with the Regional Planning Commission of New Orleans, the study team used the region's Travel Demand Model to test a range of impacts of transportation alternatives and land use scenarios to the road and transit system. The findings can be seen in the slides from the October 2013 final presentation.

**Objectives:**

Preservation of our culture and identity; Sustainable solutions for our flood-prone environment; Equitable access to economic prosperity; Managed change to benefit the existing community; Enhanced transportation choice and access.

## [LHC Needs Assessment](#)

**Source:** Louisiana Housing Corporation /LSU

**Summary:**

This report examines affordability and demand issues for housing in Louisiana. The analysis looks at 8 Regional Labor Market Areas, which were considered at one point for use in determining allocation of Low-income Housing Tax Credits rather than a general pool. Housing and Affordability statistics are given such as Median Home Values, Median Rents, and Vacancy Rates, as well as Socioeconomic statistics such as resident demographics and employment types.

**Objectives:**

To determine housing needs and affordability conditions in Louisiana so funds can be allocated more efficiently.

## [People's Analysis of Impediments \(AI\) to Fair Housing](#)

**Source:** Lawyer's Committee for Civil Rights Under Law; GNOFHAC

**Summary:**

This document provides recommendations for the city and state officials in addressing fair housing barriers that will help them avoid costly revisions or litigation in the future. It makes suggestions for further community input, additions of data on populations not included in the 2010 New Orleans AI, and calls for focus on local issues, rather than drawing conclusions from state-wide information.

## [City of New Orleans Analysis of Impediments for Fair Housing](#)

**Source:** City of New Orleans

**Summary:**

Entitlement jurisdictions are required to submit to HUD certification of affirmatively furthering fair housing. One of the elements of this certification is an Analysis of Impediments to Fair Housing.

## [State of Louisiana Analysis of Impediments for Fair Housing](#)

**Source:** State of Louisiana Office of Community Development

**Summary:**

Entitlement jurisdictions are required to submit to HUD certification of affirmatively furthering fair housing. One of the elements of this certification is an Analysis of Impediments to Fair Housing.