

City of New Orleans
Office of Community Development
2013 Draft Annual Action Plan



2012-2016 Consolidated Plan
August 10, 2013

Mitchell J. Landrieu, Mayor

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Office of Community Development (OCD) is committed to improving neighborhoods by providing decent housing, suitable living environments and providing economic opportunities particularly for persons of low and moderate income, to improve their quality of life. Housing is a critical component of the planning process, with the reduction of blight, repairing rental, owner-occupied properties and enhancing green space a priority to the revitalization of our neighborhoods. Access to healthcare, schools, transportation, stores, economic opportunities and recreation are vital to sustain our neighborhoods. Through a place-based approach, long term planning is focused on neighborhood livability, taking into account the idea that different neighborhoods have different needs.

Housing is a critical component of the planning process for these areas, as is access to healthcare, schools, transportation, and economic opportunities. By addressing all of these issues at the same time, the city is investing in a broader portfolio in its efforts to turn these areas around. These efforts will be further maximized by including sustainable principles in planning processes, such as promoting transportation systems that are conducive to bicycling and other efforts to make the areas walkable as well as, eye level to create interaction among neighbors.

Other initiatives include fire and police stations, expansion of public transportation, community centers, and outdoor programming in city parks and schools. It is important to note that under the place-based approach, each neighborhood is considered in its broader context as part of the entire city. The individual place-based areas provide mixed-use development, with a range of unique area specific cultural amenities that define the neighborhood. The City's recently adopted *Plan for the 21st Century, New Orleans 2030 (Master Plan)*, reflects the place-based approach consistent with the 2013 Action Plan, recognizing the strength of the city lies in the variety of places found within it reflecting the various eras in which the portions of neighborhoods developed.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The programs that are a part of this Consolidated Plan play a vital part in the City's efforts to sustain and rebuild our neighborhoods. Expenditure of these funds will be guided by the Place-Based Strategy designed to focus and leverage resources in areas with the greatest need. With our Place-Based Areas spanning the citywide, overall progress can be seen regarding rebuilding and sustainability to the entire New Orleans Community. The implementation of the Place-Based Strategy approach magnifies the impact of the program funds, resulting in outcomes that contribute to the revitalization of neighborhoods and creation of opportunities for its residents.

The City is utilizing a performance-based framework for its 2013 Action Plan framework that is consistent with the 2012-2016 Consolidated Plan activities. This outcome measurement system allows the City and its citizens to track the progress of its goals and objectives. It also enables HUD to report program accomplishments on a local and a national level, enhancing the budget process.

The accomplishments of each HUD-Funded Program are measured, based on a combination of National Objectives and Outcomes guides the 2013 Action Plan:

Objectives:

- **Provide Decent Housing.**
- **Create Suitable Living Environments**
- **Expand Economic Opportunity**

Outcomes:

- **Availability & Accessibility**
- **Affordability**
- **Sustainability**

The rebuilding efforts of New Orleans have been at a robust level, moving into a phase where major initiatives are underway: jobs being created, infrastructure being restored, rebuilding housing stock and population growth. In many of the Place-Based Target Areas there is a significant decline in the number of blighted houses in our neighborhoods. In many instances, blighted houses are being demolished and replaced by new infill houses or *Community Gardens: Providing Fresh Local Produce to Residents*. There is a significant number of Owner-Occupied Rehabilitated, Rental Rehabilitated and Homebuyer Projects

in all of the Placed-Based Areas, as well as, throughout the City of New Orleans. New Orleans has been named by *Forbes Magazine 2013*: “*The fastest growing City since the Recession in 2007; experiencing a “Striking Economic Revival”*”. Many newcomers are relocating to New Orleans bringing energy and vitality to the Place-Based Areas, and the entire city. The accomplishments and progress of the City of New Orleans are visible and apparent.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2013 Action Plan consistent with the 2012-2016 Consolidated Plan made a concerted effort to involve the public and stakeholders in the planning process. Two Public Hearings, as well as, phone calls, e-mails and meetings with stakeholders took place to fully engage everyone in the development of the 2013 Action Plan. Full advantage has been utilized to engage the public and stakeholders to provide input through a *2013 Action Plan Questionnaire* to identify priority needs. Intense evaluation from the City itself on past performance has adopted a “lessons learned” approach. As stated in the Consolidated Plan, agencies will receive more training on what is expected regarding performance measures and outcomes. Accountability will continue to be the City’s priority for non-performing agencies that cannot fulfill their agreement with the City.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Office of Community Development initiated various mechanisms to engage community members in the 2013 Action Plan process, initiated as part of its Neighborhood Participation Plan (NPP). The Mayor’s community budget meetings cited the need for improved infrastructure services, including roads and streetlights, activities for youth and for senior citizens.

Citizen Participation Process for 2013 Action Plan (AP)

- Community Members & Citizens play active role in participation mechanism initiated for AP through two public hearings providing input. The first is to receive input on what the priority areas should be in the AP, and the second meeting informing the public the substance of the plan.
- AP Working Group Steering Committee Members: Community Representatives/Stakeholders, Elderly, Youth, Persons living with HIV/AIDS, Homeless, Low-income Residents and Special Needs Advocates. AP Working Group engages in participatory input through telephone, e-mail, and meetings through Office of Community Development staff.
- AP Steering Committee: Charged with reaching out to the larger community for feedback.
- The Public Hearings for the 2013 Action Plan are advertised in the *Times Picayune Newspaper*.

- Invitations to the Public Hearings are sent to OCD's Registry of Organizations, City Council Members and City Department Heads.
- *2013 Action Plan Questionnaires* seeking recommendations on priority areas and the identification of gaps in services are provided to meeting participants, the libraries, and by e-mail to non-profit organizations on OCD's Registry of Organizations.
- AP Steering Committee: Review Public Drafts prior to finalization.

The feedback from the public through the Consultation Process was extensive. Meetings with the AP Steering Committee proved engaging, as the committee led the discussion. As members of the AP Steering Committee reached out to the larger community, input on what priority areas should be addressed in the plan was discussed. Feedback from the public, including OCD's *2013 Action Plan Questionnaire* results will be incorporated into the final document. The level of involvement and enthusiasm from the public was impressive, providing relevant information pertinent to the 2013 Action Plan.

Participants in the development of the 2013 Action Plan included the following: UNITY of Greater New Orleans; Greater New Orleans Housing Alliance; NO/AIDS Task Force; CHANGE Coalition; Greater New Orleans Foundation; Advocacy Center; Greater New Orleans Community Data Center; Greater New Orleans Fair Housing Action Center; Providence Community Development Corporation; Lower 9th Ward Homeowners; Exodus House; Project Lazarus; Federal Reserve Bank of Atlanta; Crescent City Community Land Trust; Rebuilding Together New Orleans; Hands On New Orleans; New Orleans Regional AIDS Planning Council; Committee for a Better New Orleans; Beacon of Hope Resource Center; Collaborative Solutions; Community Service Center; Council on Aging; JP Morgan Chase; Louisiana Language Access Coalition; Southeast Louisiana Legal Services; Family Center of Hope; State of Louisiana – Office of Community Services; Housing Authority of New Orleans; City of New Orleans Department of Public Works; City of New Orleans Homeless Services; City of New Orleans Office of Health Policy; City of New Orleans Office of Workforce Development; City Planning Commission; New Orleans Recreation Development Commission.

1.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

1. **Summary of public comments:** *2013 Action Plan Questionnaires* answered to date, identified the following as priorities for the following categories:

- **CDBG-Community Development Needs:** Comments at the first Public Hearing and Questionnaire centered on the need to continue demolishing blighted housing in every neighborhood, as a way clear the path to new homes being built, deter crime and enhance the overall quality of life in the neighborhood. Infrastructure improvements and Code Enforcement implementation should continue to take place in all neighborhoods so the city can compete with other major cities. Education and Youth Enhancement Projects should be addressed with better quality programs for our children.
- **Housing Needs:** Owner-Occupied and Rental Rehabilitation Programs should be available to more residents of the city. More attention should be given to addressing *Slumlords* with stricter violation codes in place from the Code Enforcement Division.
- **Housing Needs Special Population:** More programs for the elderly and mentally challenged individuals. More facilities like the old YMCA for transitional housing.
- **Continuum of Care Needs:** More permanent supportive housing, more emergency shelters and more rapid re-housing.

More comments will be summarized as the public continues to provide feedback from the upcoming Public Hearing, Questionnaire and input from upcoming AP Steering Committee Meetings with OCD.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments are accepted.

7. Summary

None

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	NEW ORLEANS	
CDBG Administrator		
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The ESG Program Interim Rule, establishes new requirements for ESG recipients, related to consultation with community partners and CoCs in their plans for spending ESG funds. Specifically, all ESG recipients must now consult with all CoCs in their geographic area in preparing both their homelessness strategy and plan for allocation of resources to address the needs of homeless individuals and families and persons at risk of homelessness. This includes collaboration on the development of performance standards for, and evaluating outcomes of, projects and activities assisted by ESG funds.

- **On October 3, 2012 the City of New Orleans convened a meeting with UNITY of Greater New Orleans, the lead Agency of the Continuum of Care and representatives of the Agencies of the Continuum of Care to consult on the following:**
- What should the allocation of ESG resources look like –amount/percentage; type of activity; and subpopulation preference.
- What the performance measures should include for evaluating ESG grants.
- A review process for evaluating ESG proposals
- How the CoC and ESG can collaborate on policies and procedures for HMIS reporting

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Continuum of Care through Unity of Greater New Orleans and many of its member agencies and the City collectively determined the best means to allocate ESG funds. The City regularly reviews its performance standards and how it evaluates proposals and projected outcomes with the Continuum of Care. With the development of the 10 year plan to end homelessness, partnerships with member

agencies, the Data Committee, the New Orleans Interagency Council on Homelessness (NOICH), VIA LINK, and UNITY have been developed and agencies funded to maintain data in the Homeless Management Information System (HMIS).

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

same as above.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	UNITY OF GREATER NEW ORLEANS
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City adapted the recommendations of the group

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	New Orleans Interagency Council on Homelessness	The New Orleans Interagency Council on Homelessness (NOICH), established in 2012 to oversee the implementation of the New Orleans Ten-Year Plan to End Homelessness is modeled after the United States Interagency Council on Homelessness (USICH). The NOICH is a diverse interdisciplinary comprised of leaders from homeless service agencies, Veterans Administration, UNITY, Workforce Investment agencies, government, health/mental health care, business, neighborhood and philanthropic sectors. There is also significant homeless constituent representation on the council. Meetings of the NOICH take place quarterly with established committees meeting monthly and reporting back to the full NOICH

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A total of 20 persons attended this meeting; Steer/ Stakeholder members & General Public,		all comments accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				
3	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The following ampony is the amount anticipated for the second year of the Plan in addition to prior year resourcesand an estimateof the remaining four years. the "other" sources of funds are funds used by the Office of Community Developmentwhixch may impact some of the decisions reached in how to use the formula grants.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	8,436,992	0	10,867,563	19,304,555	33,747,968	These Funds cover program delivery including blight eradication efforts and public service activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,430,451	0	1,575,529	3,005,980	5,721,804	The program funded through this category are designed to assist extremely low income individuals & families thus ensuring they have a decent and affordable place to live.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	3,741,338	0	3,584,653	7,325,991	14,965,352	These funds assist persons and their families who have AIDS or are HIV.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	730,831	0	1,291,505	2,022,336	2,923,324	These funds provide housing for homeless individuals and all organizations receiving these funds must provide 100% match.
Other	public - federal	Permanent housing in facilities	264,809	0	0	264,809	1,059,236	The Base Realignment and Closure funds are designed to convert former military bases for community uses and needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Permanent housing placement	634,657	0	0	634,657	2,538,628	Shelter Plus Care provides funds for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.
Other	public - state	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance STRMU Supportive services Transitional housing	610,312	0	0	610,312	2,441,248	This program will provide outreach, emergency shelter, and homeless prevention services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Homeowner rehab Services	11,873,386	0	0	11,873,386	47,493,544	NHIF Funds will be used to aid in blight eradication through housing inspections, court hearings, grass cutting, and demolition. It will also be used to increase accessibility for persons with disabilities by removing barriers from the home that discourage mobility. Wheelchair ramps and other improvements to the homes will be provided. Outreach to the special needs community will be done by the Advocacy Center.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Place-Based Strategy is utilized to direct and stimulate new investments that take full advantage of prior and current investments. This type of strategic investment insures that each activity is linked and builds upon another activity which either exists, is in a community plan and/or facilitates the investment of other funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The New Orleans Redevelopment Authority (NORA) controls 2,850 properties. The Louisiana Land Trust acquires properties on behalf of the

State of Louisiana under the Road Home Program and transfers Orleans Parish properties to the NORA for disposition to private owners, developers, and for land-banking where necessary. These are properties that residents lived in before Hurricane Katrina and decided to sell to the State. As of June 30, 2013, NORA holds 2,562 properties in its former Road Home inventory with 150 of those pending sale through various means. Of the 2,602 properties previously sold, 1,134 or 44% were sold via the Lot Next Door Program, 811 or 31% were auctioned, 646 or 25% were sold via a Request for Proposals for the purpose of redevelopment, and 11 were sold via Alternate Land Use. In addition to this inventory, NORA controls 288 properties that it acquired through donation and expropriation.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Table 6 – Goals Summary<TYPE=[text] REPORT_GUID=[9B4786E64DDAC839A8E119B13CB7DB46]>

Goal Descriptions

1	Goal Name	Owner-Occupied Rehabilitation
	Goal Description	
2	Goal Name	Affordable Rental
	Goal Description	
3	Goal Name	Code Enforcement
	Goal Description	
4	Goal Name	Economic Development
	Goal Description	
5	Goal Name	Housing Opportunities for Persons with AIDS
	Goal Description	
6	Goal Name	Homeless Assistance
	Goal Description	
7	Goal Name	Infrastructure and Capital Projects
	Goal Description	
8	Goal Name	Acquisition/Rehabilitation of Blighted Properties
	Goal Description	

9	Goal Name	Homebuyer
	Goal Description	
10	Goal Name	Public Service
	Goal Description	

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Based on the results of affordable housing programs of previous years for rental properties approximately 550 households will be 0-30% of the area medium income (AMI); 350 households will be 31-50% AMI; and 100 will be 51-80% AMI.

For homeowner activities, 105 households will be 0-30% AMI; 140 households will be 31-50% AMI; and 130 Households will be 50-80%AMI.

For homebuyers activities, 10 households will be 0-30%AMI; 60 will be 31-50%AMI; and 130 households will be 51-80% AMI.

AP-35 Projects – 91.220(d)

Introduction

The City of New Orleans, through the Office of Community Development, is submitting its 2013 Annual Action Plan. The Annual Action Plan is a one (1) year document based on Community participation which addresses how current year four HUD formula grants will be expended. The five year Consolidated Plan identifies priority needs for each of the formula grants and this one (1) year document serves as the application for 2013 to address the identified needs.

It is important to note that the goal outcome indicators listed in the chart below represent the target numbers for program year 2013. Many of these accomplishments will occur because of prior year funding.

#	Project Name
1	NORA-NEW ORLEANS REDEVELOPMENT AUTHORITY
2	Public Facilities
3	NORD - New Orleans Recreation Commission
4	Senior Citizens Program
5	CODE ENFORCEMENT/HOUSING
6	HOME NOFA
7	HOME Rental Programs
8	Homeownership Programs
9	Emergency Solutions Grant
10	CHDO Funds / NOFA
11	HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

To attain a suitable living environment for residents, blight eradication activities are funded. The City's Office of Code Enforcement inspects properties and cites those that are in violation of the housing codes and also conducts hearings. The New Orleans Redevelopment Authority will acquire vacant and abandoned properties and place them back into commerce. In weak or low-demand housing markets, a priority is getting pre-storm homeowners back in their homes.

Because crime is a major problem in New Orleans it is important to give young people the opportunity to escape the generational cycle of unemployment and low wages. Thus, CDBG funds from previous years will be allocated to through JOB1 to train and place over 1,300 young people in various jobs. The New Orleans Recreation Development Commission will also provide Kiddie Camps and Teen Camps for recreational and educational activities.

Housing rehabilitation is necessary in a city with older homes (44% were built before 1950) so funds were allocated for owner and rental rehab. New production of units will also be undertaken for pre-storm homeowners on their lots and for new homebuyers. Homebuyer programs will also be funded.

The Needs Assessment demonstrated the large gap in short-term and long-term assistance thus HOPWA funds will be dedicated to short-term rental, utilities, and mortgage assistance and tenant-based rental assistance. A large percentage of PLWHA experienced nights spent homeless without a place to sleep during the past 6 months so funds will be used for transitional and permanent housing.

The elderly will receive funds for operation of senior centers.

The City's infrastructure is aging and many roads and sidewalks are in need of repair. In keeping with the revitalization efforts occurring in the place-based areas, funds are dedicated to road overlay in concert with other community improvements.

There are needs that are beyond the scope of the City or these funds that are obstacles to such as the high cost of insurance premiums and higher tax assessments for prospective homebuyers.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	NORA-NEW ORLEANS REDEVELOPMENT AUTHORITY
	Target Area	Pontchartrain Park NEIGHBORHOOD COMMERCIAL REVITILIZATION CENTRAL CITY Citywide Gerttown Seventh Ward Hollygrove Mid City BW Cooper St. Roch Lower Ninth Ward Riverview/Landry N.O. East
	Goals Supported	Acquisition/Rehabilitation of Blighted Properties
	Needs Addressed	Rehabilitation of rental units Rental Assistance Production of rental units Acquisition and Redevelopment Neighborhood Stabilization
	Funding	CDBG: \$10,000,000

	Description	NEW ORLEANS REDEVELOPMENT AUTHORITY - PURCHASING LAND/HOUSING THAT WAS EXPROPRIATED FOR BLIGHT
	Planned Activities	
2	Project Name	Public Facilities
	Target Area	
	Goals Supported	Public Service
	Needs Addressed	Public Services
	Funding	CDBG: \$1,300,000
	Description	
	Planned Activities	
3	Project Name	NORD - New Orleans Recreation Commission
	Target Area	
	Goals Supported	Public Service
	Needs Addressed	Public Services
	Funding	CDBG: \$1,210,036
	Description	
	Planned Activities	
4	Project Name	Senior Citizens Program
	Target Area	
	Goals Supported	
	Needs Addressed	

	Funding	:
	Description	BROAD RANGE OF ACTIVITIES TO ASSIST SENIORS TO REMAIN ACTIVE INCLUDING TRANSPORTATION, FIELD TRIPS, RECEIVING MEALS.
	Planned Activities	
5	Project Name	CODE ENFORCEMENT/HOUSING
	Target Area	
	Goals Supported	Code Enforcement
	Needs Addressed	
	Funding	:
	Description	Housing codes will be enforced by the the Code Enforcement Unit
	Planned Activities	
6	Project Name	HOME NOFA
	Target Area	
	Goals Supported	Owner-Occupied Rehabilitation Affordable Rental Homebuyer
	Needs Addressed	Owner-Occupied Rehabilitation Rehabilitation of rental units Production of rental units Production of new owner units
	Funding	HOME: \$1,192,042
	Description	FUNDS ALLOCATED VIA Notice of Funding Availability (NOFA) TO ORGANIZATIONS TO ADDRESS SUBSTANTIAL HOUSING REHAB, HOMEBUYER, NEW CONSTRUCTION AND IMPROVEMENTS OF RENTAL UNITS.
	Planned Activities	

7	Project Name	HOME Rental Programs
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Planned Activities	
8	Project Name	Homeownership Programs
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Planned Activities	
9	Project Name	Emergency Solutions Grant
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	

	Planned Activities	
10	Project Name	CHDO Funds / NOFA
	Target Area	
	Goals Supported	Owner-Occupied Rehabilitation Affordable Rental Homebuyer
	Needs Addressed	Owner-Occupied Rehabilitation Rehabilitation of rental units
	Funding	HOME: \$238,409
	Description	FUNDS ALLOCATED VIA NOTICE OF FUNDING AVAILABILITY (NOFA) TO NON-PROFIT ORGANIZATIONS TO ADDRESS SUBSTANTIAL HOUSING REHAB, NEW CONSTRUCTION AND IMPROVEMENTS OF MULTI-UNIT RENTAL UNITS.
	Planned Activities	
11	Project Name	HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS
	Target Area	
	Goals Supported	
	Needs Addressed	Special Needs Assistance
	Funding	:
	Description	
	Planned Activities	

Table 8 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The development of the Place-Based Strategy and of this Consolidated Plan relied heavily on community participation and reflects the views and opinions of individuals and community based organizations from across the City. The 2013 HUD allocations for CDBG, HOME, ESG, 7 HOPWA will be distributed citywide with an emphasis on approved applications effectively providing neighborhood revitalization in Placed Based Areas. Essentially, this strategy is a context-driven way of setting development policy, implementing programs, applying public funds, and building Capital Projects that leverage multiple initiatives in areas to achieve holistic outcomes.

Geographic Distribution

Target Area	Percentage of Funds

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City's goal is to leverage investments in the eleven (11) selected areas by partnering with various agencies to target the multiple issues affecting the areas. Placed Based strategy will help neighborhoods thrive across a range of specific characteristics found in New Orleans while contributing to the redevelopment of the entire city. The goal is to stabilize these eleven (11) areas and to reach a point where people will return and invest in these neighborhoods for desired residential and commercial space.

The 11 Placed Based areas targeted have multiple projects with investments from many different agencies. The City is working horizontally to maximize the influence of these investments. Allocating investments geographically perfectly aligns to address the unmet needs creating a holistic approach.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The number of homeless does not include emergency and transitional housing.

One Year Goals for the Number of Households to be Supported	
Homeless	43
Non-Homeless	97
Special-Needs	15
Total	155

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	29
The Production of New Units	43
Rehab of Existing Units	112
Acquisition of Existing Units	288
Total	472

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

HANO active and planned projects include:

Harmony Oaks / CJ Peete: Development partners Harmony Neighborhood Development (formerly NONDC) will complete the final 11 of 22 offsite homeownership units in the Central City neighborhood in mid 2013. Home sales are expected to be completed in early 2014. HOPE VI funds; sales proceeds will be used to fund soft second mortgages for HANO public housing and Section 8 homebuyers.

Magnolia Marketplace: A proposed retail redevelopment at Claiborne and Louisiana Avenues.

Lafon School: The Orleans Parish School Board have a tentative agreement to transfer ownership of the site to HANO.

Columbia Parc / St. Bernard: Residential redevelopment at Columbia Parc will be complete in 2013. Completion of the Educare facility is expected to be completed in 2013

Faubourg Lafitte: Final phases of onsite and offsite redevelopment are expected to begin construction in 2013 and 2014. Onsite Phases include an Elderly Building (100 units), Homeownership (52 units), Market rate rentals (89 units), and renovation of two historic buildings.

Marrero Commons / BW Cooper: Construction of 160 units in Phase IB to be complete in early 2014. Demolition of the remaining traditional public housing units to be complete in 2013.

Iberville / CNI: Relocation and predevelopment work are underway. A total of 913 mixed-income units are proposed for the site. Phase I (152 units) and Phase II (75 units) will start in 2013; Phase III (686 units) will begin in 2014.

Guste: The Guste III project includes 155 residential units and a Community Center and is self-developed by HANO. The project is funded with bonds and 4% LIHTC, FEMA funds and HANO Capital funds and will include public housing units and project-based Section 8 units. Construction will begin in 2013.

Florida: HANO is self developing 51 public housing units and a resident leadership office with green space on a portion of the Florida site. Demolition of foundations and townhouses on the remainder of the site in late 2013.

_OPSB Land Swaps: HANO sites for potential swap include Christopher Park, a portion of the BW Cooper site and a portion of the Fischer site. OPSB sites include Augustine School, Bell School, Mondy School,

Henderson School, and sites at former Lafon, Derham, Chester, and Hoffman schools.

Scattered Sites:HANO is working closely with the Councilmembers and HUD SAC office to finalize and begin implementation of the scattered site demolition and disposition plan.

Other Planned Projects:HANO is in the planning stages for several projects, including Augustine School, Mazant Royal, Hendee Homes, and improvements for the Fischer Management Office.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Collaborating with partnering entities as well with community agencies, HANO's Client Services Department assists residents in becoming self-sufficient through a continuum of social services, career training, educational development, financial fitness, recreation, health, and wellness programs. The agency's Homeownership and Family Self-Sufficiency Programs assist residents to become first-time homeowners, providing support through all phases of the homebuyer process. These collective efforts are reinforced by three core strategies: partnering with economic development groups and employers to increase economic opportunity; maximizing Section 3 and local hiring for HANO projects and contracts; and providing funding to support job training.

Public housing residents who have the financial capacity have been encouraged to learn about and participate in the City's Soft Second Program. The City has committed \$2 million of this Soft Second pot for homeownership in the Iberville/Tremé CNI neighborhood.

With respect to management involvement, HANO continuously engages residents in developing its agency plans, in shaping public housing and voucher policies, and in implementing its redevelopment and revitalization initiatives. Venues include Resident Advisory Board meetings, public hearings, community and neighborhood meetings, as well as master planning forums, working teams, and design charettes associated with HANO's various redevelopment initiatives.

Through an alternative procurement method, HANO has contracted with resident-owned businesses to perform a variety of services in areas such as grass cutting, debris removal, janitorial services, and grounds maintenance. HANO also has contractual agreements with the B.W. Cooper and Guste Resident Management Corporations (RMCs) to provide property management services while working in partnership with residents, social service providers, and business organizations in their communities. In fact, on a national level, New Orleans is one of the few remaining cities with active resident management corporations. With Guste RMC managing both Guste and Fischer properties, HANO is possibly the only housing authority that has contracted with an RMC to manage a site other than its own.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

Within the last 3½ years of Administrative Receivership, HANO has undergone major recovery and is no longer designated as a troubled agency. Extensive operational and fiscal reforms were instituted and HANO is now on strong financial footing, advancing from “troubled” to “standard performer” status under HUD’s Public Housing and Section 8 assessment systems. New partnerships were created and ties re-established with the larger New Orleans community. With this foundation now firmly in place, efforts are underway to transition HANO back to local control.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Addressing the emergency shelter and transitional housing needs of homeless persons

Goals

- 1. Decreasing the number of unsheltered homeless**
- 2. Decreasing the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to permanent supportive housing, and affordable housing units. Homeless prevention**
- 3. Homeless Management Information Systems (HMIS)**

Addressing the emergency shelter and transitional housing needs of homeless persons

Consultation with the Continuum of Care recommended the following priorities to meet goals

- 1. 1. Shelter Operations 40 to 60% of ESG Funding to assure continued operation of existing shelter beds**
- 2. 2. Rapid Rehousing and homelessness prevention 30 to 40% of ESG funding to be used to for:**
 - Rapid Rehousing: financial assistance to bridge the move from shelter or streets to permanent housing.**
 - Prevention: short –term rental and utility assistance : legal assistance to prevent eviction**
- 1. 3. Homeless Management Information Systems (HMIS) 10% of ESG funding**

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Discussion

AP-70 HOPWA Goals – 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	165
Tenant-based rental assistance	75
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	215
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	293
Total	748

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In order to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing, the City of New Orleans has gathered a task force of citizens, non-profit organizations and community leaders to address its Analysis of Impediments. This task force has been meeting on a monthly basis and has developed a set of Guiding Principles to address those policies which act as barriers to affordable housing. These Guiding Principles address: duties of working members to develop an updated AI; format of meetings; working document format of the AI; dispute resolution within the task force and the task force's ultimate relationship with the City.

Currently, a draft of this document is being reviewed by the task force and it is anticipated that a draft will be completed by the end of 2013.

Discussion

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The largest obstacle to reaching the underserved is the City's economic structure which makes it difficult to provide jobs with wages high enough to support a family. While there has been a recent trend of high tech opportunities, most job opportunities for those at the opposite end of the jobs spectrum remain in the low-wage service industry.

OCD's Neighborhood Services and Facilities Unit administers and monitors a variety of programs that build social support for the young, elderly and at-risk populations. These programs are designed to meet increasing demands for service.

Actions planned to foster and maintain affordable housing

OCD will promote and preserve homeownership through its homebuyer and owner-occupied housing rehab program. The rental program is geared toward those who are extremely low income thus ensuring that they have a place to live in which is decent and affordable. OCD will continue to monitor those properties which have received HOME funds in the past to make sure they continue in compliance with current housing codes.

Actions planned to reduce lead-based paint hazards

OCD

will continue to use its lead-based policy of ensuring that every house that is rehabbed under its auspices is free from lead-based paint contamination

Actions planned to reduce the number of poverty-level families

The Job 1 initiative should have an impact on young people as they learn about the world of employment and all that it requires and entails. The work of the homeless agencies in housing people and providing them with supportive services is a large and necessary first step in getting a person on the road to financial independence.

Actions planned to develop institutional structure

OCD will strive to ensure that all funding recipients and those who apply for funding understand that these limited resources must be used carefully and wisely. OCD will stress in all of its communications the goals that the Fundamentals, Leveraging, and Outcomes of each project will be weighed not only

during the application and selection process but after funds are rewarded. Those organizations that cannot fulfill their contractual duties will lose their funding. It is also incumbent upon OCD to ensure that organizations completely comprehend what is expected of them and must make agencies aware of any training opportunities that may arise in addition to providing training on either a one-on-one basis or its periodic group sessions.

Actions planned to enhance coordination between public and private housing and social service agencies

The continuation of the 2012-2016 Consolidated Plan Steering Committee will assist in the providing continual input into the action plan/strategic plan process. The process of developing this report has opened the dialogue between OCD, its non-profit partners, financial institutions, for-profit organizations, other governmental units, and citizens by allowing everyone to understand the rationale behind the formation of priority needs and goals and objectives. The limitations of city government both financial and legal have been discussed. The obstacles faced by agencies charged with addressing the problems faced by residents have been heard and will be taken into account on developing future NOFAs.

Organizations will receive training to expand their capacity and specific activities such as the development of a new Analysis of Housing Impediments will lead to further discussions and possible solutions.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Under HOME, an income eligible family can acquire newly constructed housing or housing requiring rehabilitation. Affordability requirements of applicable federal regulations apply. HOME eligible

property: (1) Single-Family House, 1-4 Multi-Family Unit, Condominium Unit, Cooperative Unit and Manufactured Housing Unit and Lot. (2) Modest Housing newly constructed or value after rehabilitation not exceeding 95% of the median purchase price for the area. (3) Low-income families using the property as their primary residence throughout the HOME Affordability Period (4) HOME-Assisted Units Affordability Requirements (upon project completion): Under \$15,000: Five Years, \$15,000: Ten Years, Over \$40,000: Fifteen Years.

The CNO can utilize HOME funds for homebuyer assistance or owner-occupied rehabilitation of single-family housing units. Use of the Single-Family Mortgage Limits under Section 203 (b) of the National Housing Act or determine 95% of the median area purchase price for Housing Units: (Single-Family, 1-4 Multi-Family, Condominium, Cooperative or Manufactured House) in the CNO. Through a market analysis which ensured a sufficient number of recent housing sales, the 95% median area purchase price is derived. Sales cover the requisite number of months based on volume: One Month: 500 +1, Two Months: 250-499 and Less 250: Three Months. Data is listed in ascending order of sales price. Within the CNO's jurisdiction, municipal addresses and or lot/ square/subdivision are identifying markers of properties listed with the sales price. The housing sales data reflects a vast majority of Single-Family House sales throughout the CNO. Determining the middle sale on the list, eliminating the highest and lowest multiplied by .95 to determine the areas average purchase price for a single-family house. After identifying the median sales price, the amount should be multiplied by .95 to determine Single-Family House sales price. Information is submitted to the HUD Field Office for review of accuracy.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Under HOME funding, the CNO ensures and provides Affordable Housing for low-income households for an appropriate "period of affordability". Through HUD required options, "Resale": HOME-Assisted household sells property prior period of affordability, property must be re-sold to low-income household or "Recapture": the property can be sold without income eligibility, with a

portion or all of the funds used to subsidize the purchase of another HOME-Assisted eligible household.

Upon review, CNO determined that the "Recapture" provision meets the needs of the community, fostering a greater degree of economic integration within neighborhoods and provide the greatest choice of assisted housing for low income households. By comparison, the "Resale" option requires that an assisted property always remain available to low income households, limiting neighborhood diversity.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The following definitions describe guidelines for "Resale" or "Recapture" that ensures affordability of units acquired with HOME funds for CNO implementation:

- **Net Proceeds:** The sales price less the amount to pay off all loans secured by the property that prime the CNO's Loan plus closing.
- **Earned Second Mortgage Subsidy:** The CNO's loan is reduced according to the following formula: The CNO's loan shall be reduced on the last day of each calendar month by a fractional amount the numerator of which shall be one (1) and the denominator shall be the result of multiplying the number of years of the Period of Affordability times twelve (12). For example, if the Period of Affordability is fifteen (15) years, the fraction shall be one (1) over fifteen (15) times twelve (12), or one (1) over one hundred eighty (180), *i.e.*, 1/180th.
- **Recapture Amount:** The amount necessary to repay the loan made by the CNO to Borrower reduced by the Earned Second Mortgage Subsidy and the CNO's right to recover and be paid such amount. The right of recapture shall accrue in favor of the CNO in the event the Property ceases to be the principal residence of the Borrower for the duration of the Period of Affordability through private or public sale or otherwise.
- **Homeowner Investment:** The total amount of the Borrower's down payment and capital improvement investment made subsequent to the purchase of the Property.
- **HOME Contract Provisions:** The following specific provisions apply and are incorporated in the CNO's Contracts which requires signature of Borrower: The Borrower shall maintain the Property as his or her principal place of residence for the entire Period of Affordability assigned to the Property. The Period of Affordability for the Property is 5-15 years.

In the event the Borrower becomes in default of any other terms and conditions of this mortgage or any mortgage which primes this mortgage, the City shall be paid the full Net Proceeds of any private or public sale of the Property up to the original principal balance of the Loan from the City to the Borrower without any reduction of the principal balance by the Earned Second Mortgage Subsidy.

In the event (i) the Property ceases to be the principal residence of the Borrower as a result of the

sale of the Property by the Borrower during the Period of Affordability and (ii) the Net Proceeds are adequate to repay the City's Loan reduced by the Earned Second Mortgage Subsidy plus enable the Borrower to recover the Homeowner Investment, the City shall be paid the full recapture amount out of the Net Proceeds of such sale.

In the event (i) the Property ceases to be the principal residence of the Borrower as a result of the sale of the Property by the Borrower during the Period of Affordability and (ii) the Net Proceeds are not adequate to repay the City's Loan reduced by the Earned Second Mortgage Subsidy plus to enable the Borrower to recover the Investment, the Net Proceeds shall be divided proportionally as set forth in the following mathematical formulas:

$\frac{\text{HOME Investment}}{\text{HOME Investment} + \text{Homeowner investment}} \times \text{Net Proceeds} = \text{HOME amount to be recaptured}$

HOME Investment + Homeowner investment

$\frac{\text{Homeowner investor}}{\text{HOME Investment} + \text{Homeowner investment}} \times \text{Net Proceeds} = \text{amount to homeowner}$

HOME Investment + Homeowner investment

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Neighborhood Housing Funds (NHIF), a City of New Orleans dedicated trust fund for housing purposes, and in-kind contributions from agencies such as pro bono legal, accounting, or architectural services will be used as HOME match.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)
Under development by Interagency Counsel on Homelessness (NOICH).
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
 1. The City of New Orleans, New Orleans Interagency Council on Homelessness, Unity of Greater New Orleans, State of Louisiana are in the process of developing a Coordinated Assessment System.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
 1. The Notice of Funding Availability is posted in the Newspaper, on City website and is announced at New Orleans Interagency council meetings
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.
 1. number of individual/families served
 2. Percentage of individuals/families showing and increase in income
 3. Percentage moving to permanent housing

Discussion