

City Planning Commission Meeting
Tuesday, July 12, 2016

Public Hearing Deadline: 7/04/16
CPC Deadline: 9/02/16
City Council Deadline: None
City Council Districts: All

PRELIMINARY AFFORDABLE HOUSING IMPACT STATEMENT STUDY

To: City Planning Commission

Prepared by: Kelly Butler
Date: July 5, 2016

I. GENERAL INFORMATION

Applicant: City Council Motion No. M-16-167

Request: Request by City Council Motion M-16-167 for the City Planning Commission to conduct a public hearing and study to investigate how affordable housing impact can be assessed as part of land-use and building applications in the City of New Orleans. The study should consider the use of affordable housing impact statements and to recommend potential changes to the Comprehensive Zoning Ordinance and other applicable codes, if necessary.

Location: The Affordable Housing Impact Statement Study impacts the entire City of New Orleans.

Description: The City Planning Commission is directed to conduct a public hearing and study on how affordable housing impact can be assessed as part of land-use and building applications as outlined in City Council Motion M-16-167. The City Planning Commission should conduct and complete the study within 120 days of the passage of Motion M-16-167 and conduct a public hearing within 60 days of the passage of the motion.

Why is City Planning Commission action required?

City Council Motion M-16-167 requires the City Planning Commission to hold a public hearing within 60 days of the passage of the motion.

II. BACKGROUND INFORMATION

A. What is the scope of work for the Affordable Housing Impact Statement Study from City Council Motion M-16-167?

The scope of the Affordable Housing Impact Statement study is outlined in the motion that directs the City Planning Commission to conduct the study. As stated in the motion, the City Council believes a City Planning Commission study examining affordable housing may create a multifaceted approach to addressing the challenges of providing affordable housing in a resilient and steadily growing city.

City Council Motion M-16-167 directs the City Planning Commission to include the following subject matter in the study:

1. Investigate how affordable housing impact can be assessed as part of land-use and building applications;
2. Assess how Affordable Housing Impact Statements and other measures can be utilized in land-use and building applications;
3. Research and make recommendations to the Comprehensive Zoning Ordinance and other applicable codes, if necessary.

City Council Motion M-16-167 grants the City Planning Commission and its staff the flexibility to expand the scope of the study to make any and all legal and appropriate recommendations deemed necessary in light of the study, review, and public testimony resulting from the motion.

What is an Affordable Housing Impact Statement?

An Affordable Housing Impact Statement (AHIS) is a tool used to assess how proposed developments or policies might add to or subtract from the affordable housing supply. The AHIS is intended to provide an estimate and describe the potential impact housing stock impact legislation would have, if adopted, on the affordable housing stock. Housing stock impact legislation could include ordinances and policies relating to land use, building permits, housing policy, use of private, local, state, and federal funding, as well as any other housing related actions.

How is affordable housing defined?

The U.S. Department of Housing and Urban Development (HUD) considers families who pay more than thirty (30%) percent of their income for housing and utilities to be cost burdened and may have difficulty paying for necessities including, food, transportation, and medical care. A household that pays between 30% to 49.9% or more of their income on housing is considered moderately burdened while a household paying more than 50% or more of their income on housing costs are considered severely cost burdened. In New Orleans it is estimated that more than seventy (70%) percent of all households pay one-third or more of their income towards housing costs.¹ In the past 10 plus years, housing costs for New Orleans renters and owners have steadily increased making it increasingly difficult to afford housing within the city.

How is the City of New Orleans currently addressing the need for affordable housing?

Many New Orleans residents are forced to choose between paying for housing, or food, clothing, transportation, and medical care. Finding housing that is affordable is becoming more and more challenging as housing demand has surpassed housing availability, particularly in neighborhoods located close to the City's employment sectors. Those

¹ *HousingNola 10 Year Strategy and Implementation Report*. December, 2015

residents that aren't able to afford housing within the city's core neighborhoods have chosen to move to the city's outskirts or in some cases outside of the city, which places these residents further away from jobs and transportation centers. HousingNola, a community led housing plan, estimates that over the next 10 years there is a housing demand for 33,600 new and rehabilitated housing units for residents seeking rental and homeownership units in New Orleans.

In response to the housing crisis, the City and its partners have developed Housing for a Resilient New Orleans, which is a 5 year strategy aimed at addressing the City's affordable housing needs. The plan's goals include the provision of 7,500 affordable units by 2021, the development of new revenue sources to increase monies for affordable housing development, investment and promote mobility and access to opportunity, and continuing to work with and support the City's non-profit partners to address affordable housing needs.

In addition, Housing for a Resilient New Orleans, in two- and five-year timeframes, will pursue adopting an inclusionary housing policy, develop a rental registry program, continue to address homelessness, and among other affordable housing strategies develop a comprehensive asset management strategy.

B. Are there currently any requirements to analyze how land use actions and development proposals may impact the provision of affordable housing?

Currently, there are no regulations specifically requiring the analysis of impacts on affordable housing in the Comprehensive Zoning Ordinance. The City Planning Commission staff is not aware of any other such requirements of other applicable codes, but will research this as part of the study.

C. What is the timeline for the Affordable Housing Impact Statement Study?

City Council Motion M-16-167 requires the City Planning Commission to hold a public hearing within 60 days of the passage of the motion and to complete the study within 120 days of the passage of the motion. Given these time constraints, here are the significant dates and deadlines for the Affordable Housing Impact Statement Study:

May 5, 2016: Motion M-16-167 passed by the City Council

July 12, 2016: City Planning Commission Public Hearing

August 15, 2016: Deadline for written comments

August 16, 2016: Staff Report for the Affordable Housing Impact Statement Study will be made available to the public

August 23, 2016: City Planning Commission consideration of the study

September 2, 2016: Study completion deadline. Recommendation forwarded to the City Council

III. How can the public provide input for the Affordable Housing Impact Statement Study?

Written comments should be addressed to the Executive Director and mailed or delivered to the following address:

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

Written comments can be emailed to CPCinfo@nola.gov. The deadline for all written comments is Monday, August 15, 2016 at 5:00 p.m.

As deemed necessary to complete the study, the City Planning Commission staff will hold meetings with various individuals and groups to receive additional information. Details on all of these meetings will be included in the final Affordable Housing Impact Statement Study.