



August 1st 2016

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

Dear Director Rivers,

The Greater New Orleans Housing Alliance (GNOHA) is a collaborative of non-profit and for-profit housing builders, community development corporations, and advocacy organizations working to increase the affordable housing stock available in the city of New Orleans.

The implementation of an Affordable Housing Impact Statement (AHIS) would be of tremendous benefit to the City of New Orleans, especially as we strive to meet the HousingNOLA goal of 5,000 new affordable housing opportunities by 2021. The AHIS is a quantitative, or numeric scorecard that requires information about how many housing units would be added, or subtracted, from the housing stock, at various income brackets, as the result of any policy proposal.

AHIS will provide a long term accountability tool to:

- Keep track of whether the city is getting any closer to, or further away, from its housing goals.
- Provide a means to compare the estimated benefits of various policy proposals
- Enables builders, policymakers, and citizens to understand how many blighted properties and vacant lots are being put back into commerce.

Please see GNOHA members' comments on AHIS below.

1. The HousingNOLA 10-Year Strategy and Implementation Plan relies on a vast amount of data; however, that data is limited in its scope and is not updated and released in real time. The consolidation of comprehensive, live housing data will be an extremely useful tool for measuring the current state of affordability throughout the city, and will aid HousingNOLA's annual Report Card processes.
2. GNOHA is a membership organization made up primarily of nonprofit and for-profit developers calling for a simple and effective AHIS process. While an AHIS should be collected for every project, it is not meant to burden developers. Filling out a simple statement, merely "checking a box," will not be time consuming. In reality, the accumulation of this data will be a benefit to developers—as the demonstrated need for housing will result in increased investment, both of public and private dollars. Furthermore, GNOHA would suggest designing

A Shared Initiative, Inc.
Alembic Community Development
Alliance for Affordable Energy
Asakura Robinson Company
Associated Neighborhood Development
Broadmoor Improvement Association
Capital One
Center for Planning Excellence
Committee for a Better New Orleans
Crescent City Community Land Trust
Desire Community Housing Corporation
Dillard University
Enterprise Community Partners
Family Resources of New Orleans
Finance Authority of New Orleans
First NBC Bank
Foundation for Louisiana
GCR Inc.
Global Green USA
Greater New Orleans Foundation
Green Coast Enterprises
Greater New Orleans Fair Housing Action Center
Greater New Orleans, Inc.
Gulf Coast Housing Partnership
Harmony Neighborhood Development
Healthy Start New Orleans
Home by Hand, Inc.
Housing Authority of New Orleans
HRI Property Management
Iberia Bank
Jane Place Neighborhood Sustainability Initiative
Jefferson Community Action Programs
Jericho Road Episcopal Housing Initiative
Jerusalem Economic Development Corp.
JPMorgan Chase Bank
LA Association of Affordable Housing Providers
Louisiana Appleseed
Louisiana Association of Nonprofit Organizations
Louisiana Homebuyer Education Collaborative
Louisiana Housing Alliance
Louisiana Housing Corporation
Lowermine.org
Lower 9th Ward Homeownership Association
Lower 9th Ward NENA
Make It Right
Neighborhood Development Foundation
Neighborhood Housing Services
NEWCITY
New Orleans Area Habitat for Humanity
New Orleans Redevelopment Authority
NO/AIDS Task Force
Northshore Housing Initiative
Office of Housing Policy & Community
Development
Operation Comeback
Perez, APC
Pontchartrain Park CDC
Practitioners Leveraging Assets for Community
Engagement
Preservation Resource Center
Project Homecoming
Providence Community Housing
Puentes New Orleans
Rebuilding Together New Orleans
Redmellon
Renaissance Neighborhood Development Corp.
Renaissance Property Group
Service Providers and Professionals Association
Southern United Neighborhoods
St. Bernard Project
St. Roch Community Development Corporation
Sulli Educational Services, Inc.
Tulane/Canal Neighborhood Development Corp.
Tulane City Center
University of New Orleans
Urban Focus
U.S. Department of Housing and Urban
Development
Volunteers of America
Wells Fargo
Whitney Bank
Westwego Housing Authority
Whodata.org

an AHIS process that does not delay the development of projects, but merely collects a few real time data points for entry into a database measuring the city's progress on increasing affordability.

3. AHIS will increase City's competitiveness for grants, loans, and other resources from the U.S. Department of Housing and Urban Development and other sources by demonstrating that the City is taking extraordinary and innovative steps to affirmatively reduce barriers to fair housing.
4. AHIS will empower policy makers and stakeholders with meaningful information about the estimated impacts of housing policy decisions at the time the decisions are being made.

GNOHA offers the City Planning Commission any necessary assistance with this process, and hopes that the comments listed above will be given careful and necessary consideration. Please do not hesitate to contact me at 504-224-8301 or at amorris@gnoha.org for more information.

Sincerely,

A handwritten signature in black ink, appearing to read "Andreanecia M. Morris". The signature is fluid and cursive, written in a professional style.

Andreanecia M. Morris

President, GNOHA Board of Governors