

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
SEPTEMBER 27, 2016**

RESOLUTION NO. 2016-22

WHEREAS, in 2015 the U.S. Department of Housing and Urban Development (HUD) released a revised Affirmatively Furthering Fair Housing (AFFH) Rule setting forth an enhanced regulatory framework to further the purposes of the 1968 Fair Housing Act; and

WHEREAS, the goal of the AFFH Rule is to ensure that meaningful action is taken by local governments, public housing agencies, and other federal grantees to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity; and

WHEREAS, the City of New Orleans and HANO partnered in developing the required Assessment of Fair Housing (AFH) Plan and New Orleans is among the first 23 jurisdictions in the nation with an AFH Plan due to HUD on October 4, 2016; and

WHEREAS, the City and HANO worked closely with the Greater New Orleans Fair Housing Action Center, the Greater New Orleans Housing Alliance, PolicyLink, the Lawyers' Committee for Civil Rights under Law, and Enterprise Community Partners in developing the AFH Plan; and

WHEREAS, with equity as a guiding principle, the AFH planning team conducted an in-depth study in the format prescribed by HUD which included analysis of HUD and local data assessing demographic patterns and trends since 1990, and an assessment of fair housing issues and related contributing factors; and

WHEREAS, there was extensive outreach to facilitate meaningful community participation and stakeholder collaboration in all phases of AFH Plan development; and engagement activities included a series of public hearings; consultation with the HANO Resident Advisory Board; participation in the upcoming Dillard University 10th Annual Housing, Health, and Home Improvement Fair; public service announcements; and use of survey instruments to capture resident opinions about housing and other community concerns; and

WHEREAS, assessment results in conjunction with stakeholder comments and recommendations were used in developing the proposed AFH fair housing goals which focus on two overriding priorities: increasing access to neighborhoods of opportunity; and increasing investment in underserved neighborhoods; and

WHEREAS, the AFH Plan is aligned with the City's "*Housing for a Resilient New Orleans*" and the HousingNOLA Plan; and "*HANO's PHA Plan*" and the "*City of New Orleans Consolidated Plan*" informed the development of the AFH goals.

**Resolution 2016-22
September 27, 2016
Page 2**

THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes submission of the 2016 AFH Plan to HUD, pending consideration of stakeholder comments received at the upcoming public hearing on October 3rd.

Executed this 27th day of September, 2016

APPROVAL:



**DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS**



September 27, 2016

MEMORANDUM

**To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Andeanecia M. Morris,
Commissioner Vonda Rice and Commissioner Cantrese Wilson**

**Through Gregg Fortner
Executive Director**

**From: Shelley Smith
Director, Strategic Planning**

Re: 2016 Assessment of Fair Housing Plan

In 2015, the United States Department of Housing and Urban Development (HUD) released a revised Affirmatively Furthering Fair Housing (AFFH) Rule setting forth an enhanced regulatory framework to further the purposes of the 1968 Fair Housing Act. The intent of the AFFH Rule is to ensure that meaningful action is taken by local governments, public housing agencies, and other federal grantees to combat discrimination, overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity. This new framework replaces the earlier Analysis of Impediments to Fair Housing and is geared toward aiding HUD program participants to fulfill their obligations.

The City of New Orleans and HANO partnered in developing the required Assessment of Fair Housing (AFH) Plan. Technical and planning support was also provided by the Greater New Orleans Fair Housing Action Center, Greater New Orleans Housing Alliance, PolicyLink, the Lawyers' Committee for Civil Rights under Law, and Enterprise Community Partners. New Orleans is among the first 23 jurisdictions in the nation with AFH Plan submissions due to HUD on October 4, 2016. Over the next five years, over 700 entitlement communities and 3,000 public housing agencies will submit AHF Plans.

Through the planning process, there was clear recognition of the role that affordable housing plays in promoting equity and affording low- and moderate-income residents the opportunity to live in viable communities with linkages to jobs, transportation, high-performing schools, and other amenities. With equity as a guiding principle, the AFH team conducted an in-depth study in the format prescribed by HUD. Components included: an analysis of HUD-provided data and local data assessing demographic patterns and trends since 1990; an assessment of fair housing issues related to segregation/integration; concentrated areas of poverty; disparities in access to opportunity; and disproportionate housing needs. There was also extensive outreach to facilitate

meaningful community participation and stakeholder collaboration in all phases of the AFH Plan development.

Assessment results along with stakeholder comments and recommendations were used in identifying contributing factors that have a causal relationship to impeding fair housing. These contributing factors include variables such as community opposition to the placement of affordable housing; lack of public or private investment; zoning laws; and economic pressures which hinder fair housing. The contributing factors were used in developing the proposed AFH fair housing goals which focus on two overriding priorities: increasing access to neighborhoods of opportunity; and increasing investment in underserved neighborhoods.

A snapshot of data findings presented in the AFH Plan follows:

- The African American population experienced a drastic decline after Hurricane Katrina, losing 121,152 residents (a 37% reduction) between 2000 and 2010.
- The 65+ age group lost about 34% of its population after Katrina.
- The level of segregation has continued to increase for all groups in Orleans Parish since 1990.
- HUD maps show that approximately 85% of HANO's public housing units are located in concentrated areas of poverty, but that only 33% of voucher assisted households are located in concentrated areas of poverty.

Elements of community engagement included a July 6th meeting with stakeholder organizations, public hearings on July 19th and September 10th, and a HANO Resident Advisory Board meeting on September 13th – all of which provided substantial stakeholder input. A community discussion on the AFH Plan will take place as part of the Dillard University Housing Health and Home Improvement Seminar on September 24th, and a final public hearing is scheduled at HANO for October 3rd.

The draft AFH Plan was posted for comment on August 19th, placed on HANO's and the City's websites, made available for review at HANO's Central and Site Management Offices, at the City's Office of Community Development, and at New Orleans Public Libraries. Several other media outlets were used to advertise and facilitate community engagement including placement of ads in multiple newspapers, public service announcements, and radio interviews. The Greater New Orleans Fair Housing Action Center also conducted capacity building sessions with several organizations and designed a survey instrument which was completed by more than 175 residents, including HANO clients.

The AFH Plan is consistent with the City's "*Housing for a Resilient New Orleans*" Plan, in its efforts to build or preserve affordable housing and further fair housing. The AFH Plan is also aligned with the "*HousingNOLA*" Plan which represents a framework for addressing barriers to housing and opportunity in New Orleans. Additionally, "*HANO's PHA Plan*" and the "*City of New Orleans Consolidated Plan*" informed the analysis and formulation of goals found within the AFH Plan.

The AFH Plan is designed to affirmatively further fair housing by working toward an overarching mission which ensures that everyone who calls New Orleans home is able to access similar opportunities without discrimination. It is hereby requested that the Board of Commissioners authorize submission of the 2016 AFH Plan to HUD, pending consideration of stakeholder comments received at the upcoming public hearing on October 3rd.