



## Mayoral Candidate Questionnaire

*The Greater New Orleans Housing Alliance (GNOHA) has crafted a #PutHousingFirst Platform of policy recommendations for Mayoral candidates to commit to, based on seven key pillars that we believe to be the most effective solutions towards alleviating our city's affordable housing crisis.*

### **Goal #1: Preserve existing and expand the total supply of affordable rental and homeownership opportunities throughout the City of New Orleans.**

1. If elected or re-elected, will you commit to protecting the Neighborhood Housing Improvement Fund (NHIF) from expiring or being reappropriated?
2. If elected or re-elected, will you commit to supporting a revision of our city's affordable housing production goals within a reasonable timeline, including policy changes that increase production efficiency and organizational capacity among government partners?
3. If elected or re-elected, will you commit to proposing adequate funding for related departments like the City Planning Commission and Office of IZ Administrator?
4. If elected or re-elected, will you commit to increasing the amount of tax revenue from short-term rentals dedicated to affordable housing production?
5. Dating back to 2017, affordable housing advocates have urged city officials to implement the Smart Housing Mix, which would require and incentivize private developers to create a percentile of affordable housing units in their projects throughout New Orleans. Four years later, this mandate has yet to be enacted and has gone through several iterations that threaten to undermine the original intended impact of expanding affordable housing opportunities in our city. If elected or re-elected, will you commit to prioritizing and supporting inclusionary zoning policies in the future, including a regulated mapping re-examination process for the Smart Housing Mix every two years?
6. If elected or re-elected, will you commit to finding and securing resources to specifically house our unhoused populations?

## **Goal #2: Prevent future displacement through development activities and continued study and policy review.**

7. ***As part of a Just Recovery***, if elected or re-elected, will you commit to reappropriating funds to improve the disbursement of federal housing assistance by strengthening our city's administrative capacity to process tenant, landlord, and homeowner applications?

## **Goal #3: Enforce and promote fair housing policies throughout New Orleans.**

8. If elected or re-elected, will you commit to supporting policies that fight income-based housing discrimination?
9. If elected or re-elected, will you commit to exploring policies that address low voucher utilization rates and cost-burdened HCVP participants?
10. HANO scattered sites and multi-family housing play integral roles in expanding the footprint of affordable housing in New Orleans, but policies that support these measures are normally opposed by wealthy, white homeowner associations over fears of density and disruption of neighborhood character. The "Not-in-My-Backyard" rhetoric normally correlated with these concerns are often voiced at public meetings for scattered site project proposals and zoning ordinance hearings, ultimately contributing to affordable housing developments being stalled or denied altogether. If elected or re-elected, will you commit to combatting negative stereotypes associated with the disruption of the "Suburban American Dream" by promoting the need to establish more mix-income neighborhoods?

## **Goal #4: Encourage sustainable design & infrastructure for all New Orleanians.**

11. If elected or re-elected, will you commit to updating the Urban Water Plan and NORA's Community Adaptation Program and reviewing the impacts of the current implementations of said programs?
12. If elected or re-elected, will you commit to exploring policies that change the language in the Stafford Act to allow for buildings to receive enough funding to be built to modern codes?

## **Goal #5: Increase accessibility for all walks of life, including special needs residents.**

13. If elected or re-elected, will you commit to developing language access policies for every city department?
14. If elected or re-elected, will you commit to directing HANO to reinstitute voucher set-asides for survivors of domestic violence and survivors transitioning to independence?

## **Goal #6: Promote transparency and utilize community input in decision-making.**

15. ***As part of a Just Recovery***, if elected or re-elected, will you commit to promoting transparency in all budgeting plans and procedures, particularly with American Rescue Plan funds and other federal fund allocations?
16. If elected or re-elected, will you commit to amending the Redevelopment Framework to assure that the pre-development committees include community representation as written into the CEA agreement?

## **Goal #7: Improve quality of life in New Orleans neighborhoods.**

17. The Healthy Homes Ordinance, a rental registry proposal approved by City Council's Community Development Committee in 2017, was withdrawn by the full council on May 3, 2018. This ordinance would have acted as an accountability piece for landlords to maintain their properties and ensure that their units are safe and habitable for tenants through third-party inspections. If elected or re-elected, will you commit to supporting policies that protect renters, including a rental registry, a renter bill of rights, and right to counsel?
18. Based on the National Low Income Housing Coalition's [2021 Out of Reach Report](#), the estimated mean renter wage for New Orleans is \$16.14/hr., but the average housing cost for a 2-bedroom home is \$20.40/hr. If elected or re-elected, will you commit to closing the gap between the local housing wage and federal minimum wage by supporting a city-wide minimum wage increase?