

**MOTION**

**NO. M-16-490**

**CITY HALL: October 20, 2016**

**BY: COUNCILMEMBERS WILLIAMS AND CANTRELL (BY REQUEST)**

**WHEREAS**, cost burdened and severely cost burdened families may have difficulty affording necessities such as food, clothing, transportation and medical care; and

**WHEREAS**, In New Orleans, there is now a sense of urgency around the issues of equity, displacement, and the right of self-determination for neighborhoods; and

**WHEREAS**, the *HousingNOLA 10- Year Strategy and Implementation Plan* was released on December 10, 2015 and lays out how New Orleans can provide high-quality, safe and accessible housing throughout the city that is affordable to individuals and families of all income levels through a neighborhood-focused analysis tool that serves as a framework for creating policy initiatives and housing programs that are tailored to the affordability, sustainability, and accessibility of each neighborhood; and

**WHEREAS**, HousingNOLA, once again examined the current state of housing in New Orleans by highlighting key data points that illustrate changing demographics, decreasing affordability, and the increasing demand for housing throughout the city through its first *Annual Report Card* released in September 2016 which found (1) In New Orleans, more than half of all renters pay more than one third or more of their income towards housing costs; (2) there is a demand for approximately 33,000 units (new construction and rehab) over the 10 years of the Housing Plan; (3) median income in New Orleans is \$39,077; median rent is \$947; average home value is \$216,800; and (4) African American households disproportionately pay more of their income towards housing costs; and

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**WHEREAS**, through coordinating public resources from the City of New Orleans, the Housing Authority of New Orleans (HANO) New Orleans Redevelopment Authority (NORA), and the Finance Authority of New Orleans, *Housing for a Resilient New Orleans* projects that 7,500 renter and homeownership opportunities will be created by 2021, bringing the city in line with the national average for cost-burdened households; and

**WHEREAS**, the failure of the local housing market to supply affordable housing units makes the City of New Orleans increasingly unaffordable for low income families and individuals; and

**WHEREAS**, New Orleans can no longer solely rely on shrinking government programs to help fund affordable housing; and

**WHEREAS**, the City Planning Commission also makes recommendations to the City Council on said matters, neighborhood improvements, environmental protection, capital budget amendment, and other policy matters; and

**WHEREAS**, the Council believes a City Planning Commission study examining how private market developers can contribute to the addressing the affordable housing crisis; **NOW**

**THEREFORE**

**BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS**, That the City Planning Commission is hereby directed to conduct a public hearing and study on the creation and implementation of a Smart Housing Mix Ordinance that leverages market rate development activity to build and preserve lower-priced housing, such as by requiring or incentivizing the addition of lower-priced homes and apartments within otherwise market-rate developments, and to recommend potential changes to the Comprehensive Zoning Ordinance and other applicable codes, if necessary.

**BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS,** That the City Planning Commission is hereby directed to conduct and complete the study within 90 days of the passage of this motion and conduct the public hearing within 30 days of the passage of this motion.

**BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS,** That in the process of conducting a public hearing and study relative to the creation and implementation of a Smart Housing Mix Ordinance that leverages market rate development activity to build and preserve lower-priced housing, such as by requiring or incentivizing inclusion of lower-priced homes and apartments within otherwise market-rate developments, as provided herein, the City Planning Commission and staff are directed and granted flexibility to expand the scope of the study and make any and all legal and appropriate recommendations deemed necessary in light of the study, review, and public testimony resulting from this motion.

**THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS;**

**YEAS:**

**NAYS:**

**ABSENT;**

**AND THE MOTION WAS ADOPTED.**