



EMERALD NEIGHBORHOODS

What is an emerald neighborhood? “Emerald” neighborhoods are areas which have high vacancy and not a great deal of market activity.

What are the HousingNOLA plan’s recommendations for preventing displacement, improving fair housing, increasing sustainable design, improving neighborhood quality of life, and increasing accessibility for special needs populations in emerald neighborhoods?

Preventing Displacement:

1. Create Loan Fund for rehabs (homeownership and rentals w/income restrictions)
2. Prioritize resources (NHIF, CDBG, NOLA Housing Trust Fund)
3. Attract diverse funding sources
4. Encourage anchor institutions to offer housing incentives and create workforce housing.

Fair Housing:

1. HANO implements revisions to Criminal Background policy consistently at all properties (policy currently show all arrests, and it should show only convictions, and factor in time lapsed since and type of crime)
2. Increase access for voucher holders, pass legislation prohibiting denial based on source of rental payments.
3. Update the City's Analysis of Impediments
4. Educate citizens (landlords and renters) about discrimination against the seven classes:
 - a. Race
 - b. Color
 - c. Religion
 - d. National Origin
 - e. Sex
 - f. Families with children
 - g. People with disabilities
7. Provide education for landlords, realtors and homebuyer counseling agencies on tenants’ rights
8. Increase awareness of tenants’ rights to receive information about denials, encourage automatic disclosure (current policy will disclose only if requested and within a month)
9. Improve Tenants’ Rights by standardizing leases, implementing a Rental Registry, preventing landlord retaliation, and making housing documents available in multiple languages.

Sustainable Design:

1. Advocate for stabilizing insurance rates.
2. Implement improved building standards to reduce insurance costs.
3. Create a feasible plan for living with water.
4. Work with public entities who manage vouchers (LHC and HANO) to provide incentives to developers for increased energy efficiency improvements.
5. Require Energy Audits
6. Reduce costs of implementing green building techniques with builders coordinating to share costs



7. Remove barriers to individuals affecting change to create energy efficiencies in their own homes
 - a. Develop a one stop center/website with all information on energy efficiency
 - b. Create list of all existing energy programs
8. Stabilize and increase various tax credit programs
 - a. Retain Historic Tax Credits
 - b. Re-implement solar credits
9. Incentivize developers to build green and renovate historic properties to be energy efficient.
10. Collect utility data to provide additional data to craft policy recommendations that foster energy efficiency.
 - a. Advocate for increased energy efficiency and sustainable utility rates.

Improving Quality of Life:

1. Focus on transit-oriented development overlay in areas with high investments like Canal Street @ Bio District, Lafitte Greenway, St. Claude Corridor.
2. Promote alternative land use:
 - a. Encouraging land banking
 - b. Reduce blight
 - c. Reduce vacancies
3. Improve health outcomes by zip codes and neighborhood

Access for Special Needs Populations:

1. Homeless
 - a. Create more deeply affordable units in any new developments by offering developer incentives.
 - b. Provide homeless preferences for tax credit buildings and senior housing-- every 5th unit or 10th unit.
2. Veterans:
 - a. Implement project based housing and encourage properties to attach vouchers to units
 - b. Encourage landlords to house veterans.
 - c. Increase voucher payment to match market rates.
3. Latino/Vietnamese populations:
 - a. Require landlords to produce multi-language documents
 - b. Create a rental registry
 - c. Target resources into changing neighborhoods.
4. LGBTQ population:
 - a. Facilitate a point-in-time count for transgender community
 - b. Penalize discrimination
5. Determine action items for the following groups:
 - a. Persons with disabilities (mental & physical)
 - b. Formerly Incarcerated Individuals:
 - c. Individuals living with HIV/AIDS
 - d. Domestic Violence Victims
 - e. At Risk Youth (16-24 years)
 - f. Elderly
6. Require more data to be collected on special needs populations.