

# LHC NEWSLINE

LOUISIANA HOUSING COUNCIL (LHC) NEWSLINE - SPRING 2019 EDITION



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# THE PELICAN BRIEF: MESSAGE FROM THE LHC PRESIDENT



Dear LHC Members:

Thank you for picking up this issue of LHC newsletter! The 2019 year is off to a great start with many of the LHC membership attending the Southwest NAHRO Winter Committee Meetings in Grapevine, TX. There were

various committee meetings held and the preparations for the Southwest NAHRO Annual Meeting scheduled to take place in Kansas City, Missouri are underway.

The LHC Professional Development team will host some excellent affordable Stand Alone Trainings to kick off our 2019 calendar year; the PHOEIR (2) and HCVOEIR, held in South LA and in North LA, and Hearing Officer and Financial Trainings just to name a few. Please continue to make all of your agency's training needs known, so that us "HOUSERS" can continue serving our families and communities to our fullest and best.

This month, many of the members traveled to Washington, DC to meet with our elected officials. We are hoping to bring back some good news on federal budget updates and all the changes to come.

I am also looking forward to networking with you all daily at our upcoming Annual Legislative Conference which will be held May 20-24, 2019, in Baton Rouge, LA. I encourage all to attend to receive excellent training and utilize this opportunity for fellowship. Registration information is located on our newly-launched LHC website at [www.lanahro.org](http://www.lanahro.org).

Again, I thank you for all of your hard work and dedication to the families you serve each and every day! I look forward to continue moving LHC forward with you all as we deal with the constant changes in the Housing Industry.

*Pamela Fontenot*

## 2019 LHC Training Opportunities

**July 8-11**  
**LHC MAINTENANCE WORKSHOP**  
Lake Charles, LA

**July 22-26**  
**LHC PHOEIR TRAINING**  
Shreveport, LA

**August 12-16**  
**LHC HCVOEIR TRAINING**  
Shreveport, LA

Visit [www.lanahro.org](http://www.lanahro.org)  
for details!

# LHC NAHRO OFFICERS

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VP of Member Services

**Ben Taylor**  
VP of Community Revitalization  
& Development



# LOUISIANA HOUSING COUNCIL LAUNCHES NEW WEBSITE

The Louisiana Housing Council recently launched their new responsive website ([www.lanahro.org](http://www.lanahro.org)). The website was created by Brooks Jeffrey Marketing, Inc. ([www.BrooksJeffrey.com](http://www.BrooksJeffrey.com)).



This new responsive website will allow users to easily navigate the website no matter what device is used in viewing the website (desktop, laptop, tablet, smartphone).

Some of the features/functions on the new site include:

- Intuitive site navigation provides easy access to all website content
- Home page Select Language feature provides for multilingual website translation
- Interactive and informative Home page includes quick links to Latest News, Calendar, and About LHC
- About LHC/Board pages include information on the Louisiana Housing Council (LHC) Board of Directors, Bylaws, Officers, Committees and Leadership Districts
- About LHC/Membership pages provide information on becoming a Member, Awards Programs, and easy access to the Member Directory

- About LHC/Conferences and Professional Development pages allow members and other housing industry professionals to quickly view upcoming Professional Development and Conference events
- LHC Scholarship Program
- Procurement and Resources
- Job Opportunities
- Share Feature - All pages of the website can be “shared” using the “share widget” at the top of the website. Share options include sharing via email, social media, printing and more
- Calendar feeds five events to the home page with quick links to the complete interactive calendar
- Latest News feed from the home page for quick review of the three latest news articles posted on the site

The new site will be updated continually, often weekly, with new information that will benefit members and the public at large.

## LHC TO HOST 2019 MAY LEGISLATIVE CONFERENCE IN BATON ROUGE, LA

The Louisiana Housing Council will hold its Annual Legislative Conference, Awards Ceremony, Scholarship Presentations, & Annual Business Meeting at the Hilton Baton Rouge Capitol Center located at 201 Lafayette St. Baton Rouge, LA on May 21- 24, 2019.

### Hotel Information:

To ensure you have hotel accommodations, please make your reservations directly with The Hilton Baton Rouge Capitol Center by calling 1-800-955-6962 and provide the code (LHC) or ask for the “LA Housing Council” group. The hotel is offering a rate of \$148.00, plus tax, for single or double occupancy for room reservations made under the Louisiana Housing Council room block. Do not delay. The cut-off date for this special room rate is Monday, April 29, 2019.

We also have set up a block of rooms for the LHC Members at the Hotel Indigo which is directly across the street from the Hilton Baton Rouge Capitol Center at 200 Convention St., Baton Rouge, LA 70801. The Hotel Indigo is offering a rate of \$125.00, plus tax, for single or double occupancy (rate includes overnight valet parking). To book your reservation at the Hotel Indigo please dial (866) 215-6975 and provide the code “LA1”. Do not forget to bring your tax-exempt forms.

Hope to see you there!!

For more information, contact Danyelle Sanders-Horton at [dhorton@lanahro.org](mailto:dhorton@lanahro.org).

# SLCC & LAFAYETTE HOUSING AUTHORITY OFFERS NEW ADULT EDUCATION PROGRAM



## Submitted by the Lafayette Housing Authority

The latest expansion of South Louisiana Community College's Adult Education Program is working to bridge the gaps in educational attainment in Lafayette Parish. SLCC and the Lafayette Housing Authority have partnered to bring adult learning to qualified

residents of LHA properties.

"In Lafayette Parish, more than 11,000 individuals over the age of 25 are without a high school diploma or high school equivalency diploma," said John Hendricks, director of SLCC's Adult Education Program. "Providing adult educational services that transform lives to those seeking opportunities to do so is our number one goal."

Hendricks and his team of staffers and instructors will work with the LHA staff to promote adult education to public housing and HCVP participants. LHA will provide accommodations for instruction at its Center of Hope, Opportunity, and Success as well as each site as needed.

SLCC will also offer education and career counseling to residents

as needed, navigational services to residents, and provide assistance to adults wishing to enroll in SLCC courses.

The college offers adult education programs at several of its campuses including those in Lafayette, Abbeville, Crowley, and St. Martinville. Programming includes HiSet (formerly known as the GED) preparation and testing, English-as-a-second language, English literacy civics, community education, and career pathways education.

Most recently, comprehensive adult education services transitioned from Lafayette Parish Schools to SLCC in Lafayette Parish. Offering comprehensive Adult Basic Education services makes a big difference in Louisiana because more than 600,000 workers ages 18 to 64 lack a high school diploma or equivalent at a time when many jobs go unfilled. The eight-parish Acadiana region has more than 54,000 individuals lacking a high school education.

For more information, contact SLCC's Adult Basic Education Department at (337) 521-6623 or visit [SLCCAdultEd.com](http://SLCCAdultEd.com).the changes to come.

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## LHC DISTRICT "D" MEETING - HELD ON OCTOBER 30, 2018



# GALLAGHER NOTIFIES HOUSING AUTHORITIES OF SEXUAL HARASSMENT POLICY IN THE WORKPLACE

*Submitted by Gallagher Insurance*

Gallagher Insurance, Risk Management, and Consulting wanted to make sure all housing authorities were aware of Act 270 of the 2018 Louisiana Legislature, which became effective on January 1, 2019. The law requires each governmental agency to develop and institute a policy to prevent sexual harassment and mandates that all public servants receive a minimum of one hour of education and training on preventing sexual harassment each calendar year.

The law requires that the sexual harassment policy contain certain minimum standards, including:

- A clear statement that unwelcome sexual advances, requests for sexual favors, and other verbal, physical, or inappropriate conduct of a sexual nature constitute sexual harassment when the conduct explicitly or implicitly affects an individual's employment or the holding of office, unreasonably interferes with an individual's work performance, or creates an intimidating, hostile, or offensive work environment and shall not be tolerated
- A description of the behavior the agency defines as inappropriate conduct, including examples
- An effective complaint or grievance process that includes taking immediate and appropriate action when a complaint of sexual harassment involving any public servant in the agency is received

o The complaint process shall detail:

1. Who may make a complaint
  2. To whom a complaint may be made
  3. Alternate designees to receive complaints
- o Actions taken on the complaint shall be documented
- A clear prohibition against retaliation against an individual for:
    - o Filing a complaint or
    - o Testifying or participating in any way in an investigation or other proceeding involving a complaint of sexual harassment
  - A statement apprising public servants of applicable federal and state law on sexual harassment
  - The policy against sexual harassment and the complaint procedure must be prominently posted on the agency's website or in a conspicuous location in each of the agency's offices.

Additionally, the law allows the required education and training to be conducted in person or online, and the law requires the agency head to maintain records of the compliance of each public servant with this mandatory training requirement, which shall be a public record.

## REP. RICHMOND REINTRODUCES BICAMERAL HOUSING LEGISLATION



### *A Message from Congressman Cedric Richmond*

Congressman Cedric Richmond (D-LA) recently reintroduced the American Housing and Economic Mobility Act, originally reintroduced in the Senate by United States Senator Elizabeth Warren. Cosponsors of this bill in the House include Representatives Elijah Cummings (D-MD), Barbara Lee (D-CA), and Gwen Moore (D-WI). This monumental legislation confronts America's housing crisis by providing greater access to homeownership through first-time homebuyer payment assistance and reducing rent costs.

"This legislation directly addresses many of the underlying causes of the affordable housing crisis," said New Orleans Mayor LaToya Cantrell. "Too often in New Orleans and across the country, zip codes are a determining factor in life expectancy. Since Hurricane Katrina, rental costs have steadily increased while wages have remained stagnant. Now more than ever, it is essential that communities not only have access to these vital housing resources, but also incentives to assist with removing barriers to ensure that all of our neighborhoods have the resources they need."

# SECTION 8 PROGRAM TO OVERSEE NEW PROPERTY IN EAST CARROLL PARISH



*Published in  
The Providence  
Journal*

East Carroll Parish Police Jury President Lee Denny says the parish governing body is excited about

the proposed development deal that they will enter into with Lakeshore Development.

Denny says housing is among one of the top needs according to local residents. He points out that the project will be part of the Section 8 Program under the guidance of Executive Director Jackie Folks.

Denny says there is great demand for Section 8 vouchers in town and this development deal will bring approximately 28 more to the area. These vouchers will be project-based, which means they can't be taken from the location. Many of the portable vouchers have been taken out of the parish as residents have relocated elsewhere.

Here is a breakdown of the difference between tenant-based and project-based Section 8:

Tenant-based Section 8 -- commonly known as the Housing Choice Voucher Program -- is attached to the tenant. When the tenant moves, the assistance can move with them.

Project-based Section 8 is attached to a specific property. If a tenant moves into a property that participates in the Project-Based Section 8 Program, they receive the same type of financial assistance as with a voucher. But if the tenant moves, the voucher stays with the property and benefits the next resident of that home.

Many affordable apartment communities across the country have project-based Section 8 assistance. These properties also tend to have long waiting lists.

To check to see if you qualify for the HCVP program, you should contact your local housing authority. The most basic requirement is your income. Generally, if you earn less than 50% of the Area Median Income (AMI) for the area where you live, you can qualify. However, by law, the program is required to target 75% of assistance to families who earn 30% or less of the AMI.

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## TOWN OF LAKE PROVIDENCE APPROVED FOR BIG HOUSING SUBDIVISION

*Published in The Providence Journal*

Lake Providence Mayor Bobby Amacker, The Town of Lake Providence Board of Alderman, and the East Carroll Parish Police Jury have announced that a \$8.5 million subdivision housing project has been approved and funded.

The Louisiana Housing Corporation (LHC) awarded \$12.3 million in housing credits for the construction and rehabilitation of 20 affordable housing developments. The credits will be used to maximize the production and preservation of safe, affordable, energy efficient residential housing units in 13 parishes impacted by the Historic Floods of 2016.

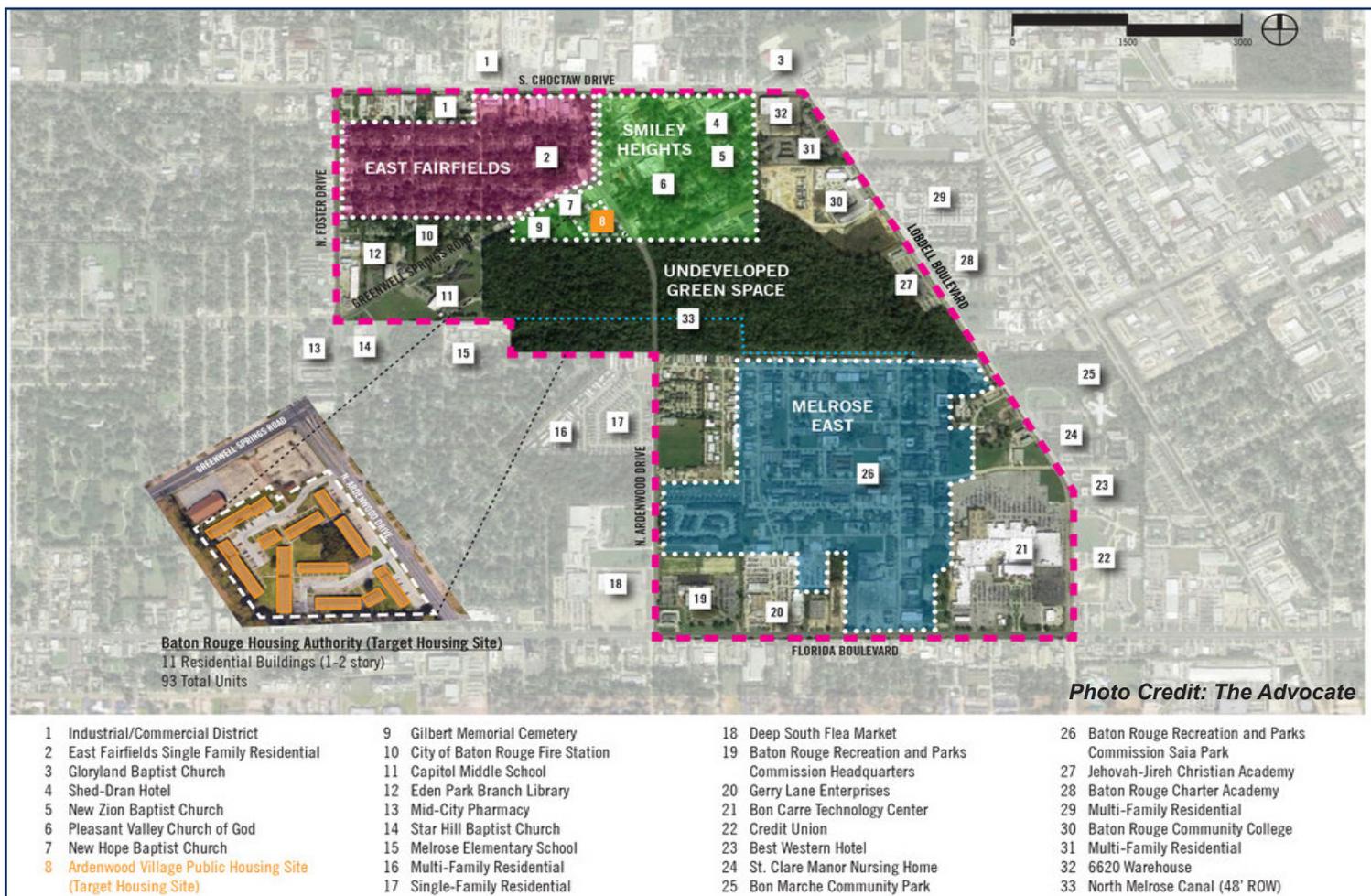
The developments represent a mix of urban and rural projects that will produce 1,093 workforce housing units. Sixty percent of the developments awarded are located in rural areas, including Louisiana's most rent stressed parish - East Carroll Parish.

BGC Advantage announced that they have received a nine percent tax credit award in the amount of \$818,069 to renovate and build new affordable housing in Lake Providence, LA.

The tax credit allocation is provided by LHC led by Board Chairman, Buddy Spillers. Lakeshore Family Homes, LP is a 45-unit infill acquisition/redevelopment new construction project located in East Carroll Parish at 1311 and 1320 Sparrow Street. This project is a redevelopment effort between East Carroll Parish Section 8 Public Housing Agency, led by Executive Director Jackie Folks, and BGC Advantage. These units will serve as replacement housing for blighted residential structures in the area.

The Lakeshore Family Homes development will include the redevelopment of the Lake Providence Community Center into residential units and community space whereby resident support services, including enhanced resident opportunities of self-sufficiency, will be provided. The educational programs will be geared to help renters become homeowners.

# EAST BATON ROUGE HOUSING AUTHORITY NAMED FINALIST IN \$30 MILLION HUD NEIGHBORHOOD GRANT



## Published in *The Advocate*

City-parish officials this month will host a delegation of representatives from the U.S. Department of Housing and Urban Development in the pursuit of a \$30 million grant that has been targeted for an ambitious transformation project for a historically neglected Baton Rouge corridor west of Lobdell Boulevard.

It was announced in February that the city-parish is among four finalists for HUD's \$30 million Choice Neighborhoods Implementation Grant.

HUD leaders recently met with officials from the East Baton Rouge Parish Housing Authority, the parish's Redevelopment Authority and the mayor's office for a site visit to gain a better understanding of the city's proposed rehabilitation plans for the East Fairfield, Smiley Heights and Melrose East community.

The city-parish intends to leverage the grant to create more than \$335.5 million in planned investments for the neighborhood. The community-driven transformation plan involves

public and private investments designed to revitalize abandoned properties, improve connectivity to community assets and job centers along with introducing a mix of housing and retail/commercial uses to restore the neighborhood's vitality.

"The Ardenale transformation encompasses all of these key areas and is vital to the transformation of the community," Housing Authority Executive Director J. Wesley Daniels, Jr. said in a news release.

Mayor-President Sharon

Weston Broome said the plan focuses on "the cradle to college-employment model" while incorporating arts, culture, health and wellness.

"We look forward to showcasing our plans for these new initiatives on Feb. 20," Broome said in the release.

HUD is expected to announce the Implementation Grant Award recipients in March.

# HUD IN THE NEWS

## HUD AWARDS \$74 MILLION TO HELP FAMILIES REACH SELF-SUFFICIENCY

U.S. Housing and Urban Development (HUD) Secretary Ben Carson recently awarded \$74 million to hundreds of public housing authorities across the country to continue helping public housing residents participating in the Housing Choice Voucher Program and/or reside in public housing to increase their earned income and reduce their dependency on public assistance and rental subsidies.

These grants renew HUD's support of 688 public housing authorities through the Department's Family Self-Sufficiency (FSS) program. HUD's FSS program helps local

public housing authorities hire service coordinators who work directly with residents to connect them with programs and services that already exist in the local community. The FSS program encourages innovative strategies that link housing assistance with a broad spectrum of services that will enable participating families to find jobs, increase earned income, reduce or eliminate the need for rental and/or welfare assistance, and make progress toward achieving economic independence and housing self-sufficiency.

For more information on this HUD grant, visit [www.HUD.gov](http://www.HUD.gov).

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## HUD AWARDS OVER \$2 BILLION TO HELP END HOMELESSNESS

The U.S. Department of Housing and Urban Development today awarded \$202 million in FY18 Continuum of Care (CoC) Program grants to support new homeless programs across the country, including nearly \$50 million to projects dedicated to assisting survivors of domestic violence, dating violence, and stalking.

Last month, HUD announced nearly \$2 billion in CoC grants to renew funding to thousands of local homeless assistance programs nationwide. Combined, this funding represents a record investment to support state and local efforts to reduce and end homelessness.

HUD supports a broad array of

interventions designed to assist individuals and families experiencing homelessness, particularly those living in places not meant for habitation, located in sheltering programs, or at imminent risk of becoming homeless. Each year, HUD serves more than a million people through emergency shelter, transitional, and permanent housing programs.

To view a complete list of all the state and local homeless projects awarded funding, please visit [www.HUD.gov](http://www.HUD.gov).

## HOUSING AUTHORITY OF SHREVEPORT SET TO OPEN MILAM STREET KITCHEN INCUBATOR



*Submitted by the Housing Authority of Shreveport*

The Housing Authority of the City of Shreveport is excited to announce the opening of the Milam Street Kitchen Incubator in late spring 2019.

This project falls under the Choice Neighborhood Initiative to help revitalize the Allendale and Ledbetter Heights neighborhood by providing workforce development training, training in entrepreneurship, and culinary workforce training. The Housing Authority is responsible for the Coffee Café Component which targets public and assisted residents particularly youth between the ages of 16-24 who will receive on the job training while operating the Coffee Café.

The Milam Street Kitchen Incubator is funded by the U.S. Department of Housing and Urban Development through a Planning and Actions Activity Grant.

The Housing Authority partnered with the City of Shreveport and Southern University at Shreveport (SUSLA) to make the Milam Street Kitchen Incubator a successful endeavor for the Shreveport Community.

For more information on this program, visit [www.shvhousauth.com/](http://www.shvhousauth.com/).

# HANO APPROVES NEW MIXED-INCOME DEVELOPMENTS IN THREE NEW ORLEANS NEIGHBORHOODS



*Published in  
The Advocate*

Properties in Algiers, the Upper 9th Ward and Uptown will be turned into mixed-income housing under proposals

recently approved by the Housing Authority of New Orleans.

The agency's board last week endorsed the planned revamps of the former Christopher Park Homes on Vespasian Boulevard and Murl Street in Algiers, and the last piece of the rehabilitation of the former Florida housing project in the Upper 9th Ward.

Also approved was the redevelopment of an array of individual properties Uptown.

Altogether, more than 600 units of housing will be created, with 90 percent of them designated for residents unable to afford market-rate housing.

The plans are part of HANO's ongoing strategy to break up concentrated areas of poverty by turning former public housing complexes into developments that offer market-rate units as well as low-income housing.

City officials have touted such plans as a means of addressing New Orleans' shortage of affordable housing, although critics say that the number of units dedicated to low-income residents under existing housing plans has either been realized too slowly or has not kept up with the need.

The shortage has come about as average rents and home values have increased by about 50 percent in the city in the past 15 years, when adjusted for inflation, while median income, also adjusted for inflation, has fallen by 15 percent since 2000, according to the group Housing NOLA, which released a report four years ago assessing the issue.

LDG, a Kentucky firm, finished the Muses apartment complex on Baronne Street, its only project in New Orleans, about nine years ago. This time around, it will build 312 units at Florida and 216 units at Christopher Park.

A second developer, the local Iris Development Group, will build 98 units on 17 properties in the Lower Garden District, Irish Channel, West Riverside and Leonidas neighborhoods of Uptown.

At Christopher Park, the project would aim to resurrect a development first envisioned in the early 1970s as a way to give low-income people the chance to own their own homes.

Over the decades, however, the 150 two-story townhomes at the site were neglected by the housing agency. HANO stopped leasing available homes there years before Hurricane Katrina hit in 2005, and demolition of the remaining blighted properties at the site began in 2013.

Under its agreement with HANO, LDG will, by 2023 at the latest, build 216 units on the now-vacant site a few blocks off Gen. de Gaulle Drive near the Orleans Parish School Board building in Algiers, reserving 152 of those units at reduced rents for households that earn up to 80 percent of the area's median income.

Area median income in New Orleans last year for a family of four was \$65,600; about 80 percent of that is \$52,500.

Another 54 of the units will be set aside for residents who receive HANO vouchers. The remaining 10 units will be rented out at market rates.

At the Florida site, LDG plans to complete a rehab of the 1940s-era buildings that began more than two decades ago. That work was stalled by Katrina and was not revived until 2013. HANO now operates about 52 public housing units at the site.

LDG will build 312 new units. It will make 224 of them available at reduced rates to residents who earn up to 80 percent of the area's median income, offer 78 at reduced rates to residents who receive HANO vouchers and rent 10 at market rates to residents who don't get any kind of subsidy.

The developers also will sell at least eight homes as part of the \$62 million project.

Meanwhile, of the 98 units planned by Iris Development, eight will be available for sale at market rates, while 10 will sell at roughly \$145,000 apiece.

The firm will rent 24 units at market rates and offer 56 other rentals to HANO clients who receive vouchers.



**PICTORIAL:**  
**LHC'S 2018 MAY  
LEGISLATIVE  
CONFERENCE**

# RICHARD MURRAY AWARDED THE “PHILIP W. MILLER AWARD OF EXCELLENCE”

*Submitted by the Tangipahoa Housing Authority*

Last September, the Louisiana Housing Council held a banquet to honor the work and dedication of longtime housing champion, Philip W. Miller, by awarding a deserving individual the Philip W. Miller Award of Excellence. This award was presented to Richard Murray of the East Baton Rouge Housing Authority for his dedication to the continued success of housing and redevelopment in the Baton Rouge community.

Murray has over 32 years of experience in the housing industry. During his tenure with the East Baton Rouge Housing Authority, Murray has directed over \$92.6 million to develop quality, affordable housing developments within the Baton Rouge community. He has previously served as the President of the Louisiana Housing Council, and was also a member of the Public Housing Directors Association (PHADA) and Southwest Region NAHRO.



## PICTORIAL:

# LAFAYETTE HOUSING AUTHORITY CELEBRATES 2017-2018 MILESTONES & ACCOMPLISHMENTS



**EMPLOYEE OF THE MONTH  
RECIPIENT SHAVONDA WILLIAMS  
FOR FISCAL YEAR 2017-2018**



**MR. MILTON CORMIER RETIRES  
AFTER SERVING AS LHA'S  
PROCUREMENT MANAGER FOR  
18 YEARS**



**ADULT EDUCATION PROGRAM  
PARTICIPANTS**

*\*Submitted by the Lafayette Housing Authority\**

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[www.Facebook.com/HANOHOUSING/](http://www.Facebook.com/HANOHOUSING/)



**LHC**  
LOUISIANA HOUSING COUNCIL

Any comments or recommendations for the LHC website?

Contact Danyelle Sanders-Horton at [dhorton@lanahro.org](mailto:dhorton@lanahro.org).

## UPCOMING 2019 NAHRO & LHC HOUSING CONFERENCES

May 21-24  
**Louisiana Housing Council**  
*(May Legislative Conference)*  
 Baton Rouge, LA

June 10-13  
**Southwest NAHRO**  
**79th Annual Conference**  
 Kansas City, MO

July 11-13  
**NAHRO Summer Conference**  
 Boston, MA

September 16-20  
**Louisiana Housing Council**  
**Fall Conference**  
 Baton Rouge, LA

## NAHRO 2019 National Conference & Exhibition

# CONNECT TO PARTNERS

**October 10-12**

Henry B. Gonzalez Convention Center  
 San Antonio, TX

