

# HANO MIXED-INCOME

# Description

The redevelopment of New Orleans' former public housing sites has been overseen by the Housing Authority of New Orleans (HANO), but often relies on a consortium of private and non-profit developers, funders, and service providers. Columbia Parc, for example, which replaced the St. Bernard projects, was redeveloped in a partnership between HANO, Bayou District, a local non-profit, Columbia Residential, a national mixed-income developer, and Purpose Built Communities, an Atlanta nonprofit consulting firm.

Along with non-profit organizational roles in urban planning, design, and community outreach, HANO redevelopments often rely on non-profit partners to provide social services along with community activities. In Columbia Parc, these include a fitness center, an early learning center for children under 5, and the construction of a K-8 school. This model echoes the original public housing developments of the 1930s, which grew in the shadow of progressive era reforms and often provided infant clinics, kindergartens, craft shops, and classess for resident through partnership with local settlement houses.

With the conversion to a mixed income model, however, critiques from residents and advocates have centered on a loss of culture and community through the imposition of a "middle-class norm," with restrictions enforced by contract and

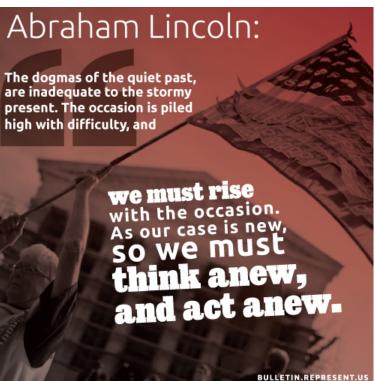


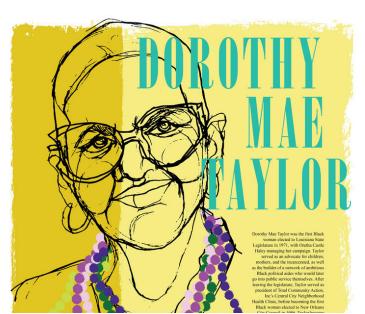


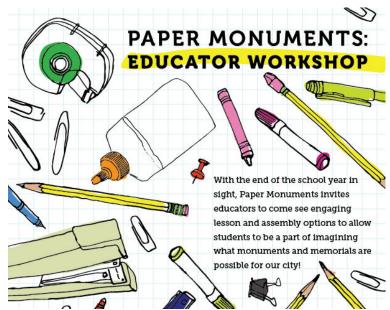
















# HISTORY UNBOUND

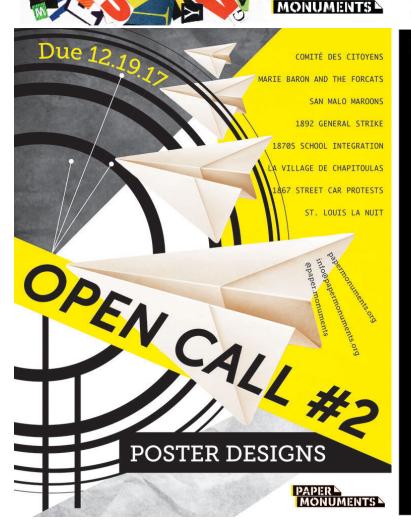
a public write-a-thon + draw-a-thon to research and create your own monument to New Orleans

Main Public Library (219 Loyola)

apaper.monuments

12.2.17 // 2-4 pm

Free and open to the public



Calling all artists, sculptors, performers, musicians, dreamers & makers! Paper Monuments is seeking proposals for temporary monuments to be created and placed around New Orleans! Groups & individuals encouraged to apply. Please see our website, papermonuments.org, for more details. Submission Deadline: 9/17/18 info@papermonuments.org www.papermonuments.org



# THE PAPER TRAIL







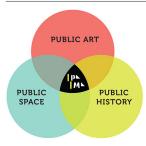


# What is Paper Monuments?









PAPER MONUMENTS is a series of opportunitie events, and interventions designed to elevate the voices of the people of New Orleans, as a critical process to creating symbols of our city that represent our collective vision, and to honor the of our city that represent our collective vision, and to honor the erased histories of the people, events, movements, and places that have made up the past 300 years as we look to the future. Paper Monuments combines public pedagogy and participatory design to expand our collective understanding of New Orleans, and asks our citizens to answer the question: What is an appropriate monument to our city today?

The removal of four Jim Crow monuments has revealed deep-seated divisions in our communit but it has also sparked important conversations: about the ties between symbols and systems, the links between the present and the past, the differences in how we experience our built environment resulting from our multiple intersecting identities, and what stories we tell and remember.

### MISSION

We are initiating a community-driven, participatory process for the redevelopment of New Orleans landmarking as a critical means to continue and expand conversations, and to ensure that when future generations question the intentions behind and the purpose of a permanent installation in this city, the answers are ones of which they can be

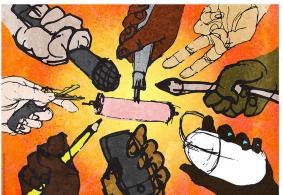
### ACTION

This project will amplify the voices of the community through events, actions, public interventions, and online discussion. We ask you to join us in shaping the future of monuments throughout the city by communing for monthly events, canvassing actions, public build session, community forums and more





# **"PAPER TRAIL**



What's YOUR Place in Paper Monuments? handing out flyers, Paper Monuments needs youl Look inside to find out how to get involved.

taking photos, recording sound, performing music, or

# **UPCOMING EVENTS**

**April 2018** 

Second Thursdays at the CAC

Stories at the Crossroads #2

April Open Call #6

May 2018

**Jazz Fest Outreach** 

Second Thursdays at the CAC

Storyboards #2

May Open Call #7

June 2018

**Pride Outreach** 

Second Thursdays at the CAC

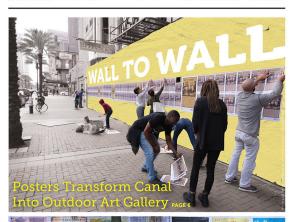
June Open Call #8



# "PAPER TRAIL

What's Next for Paper Monuments?









# **PUBLIC HOUSING**

### Description

Public Housing appears on both sides of this exhibit, as both a current practice and an underexplored alternative, reflecting a complex set of issues facing New Orleans and most cities across the country. Over the past four decades, federal policy has undercut public housing through disinvestment, privatization, and decentralization; The stated policy goals are to improve poor living conditions, especially orime, and decentralize proverty, with near unanimity across party lines. The effect is a dramatic reduction in affordable housing stock in most cities.

In keeping with national trends and policy since the passage of HOPE VI in 1994, the Housing Authority of New Orleans (HANO) has moved to demolish public housing, replacing it with a mixture of mixed income developments and housing vouchers. At its peak, the HANO system managed nearly 15.000 units in 10 housing developments and smaller scattered sites. By 2014 the number of families served had risen to 19.178, with 91% receiving support through the voucher program and only 9% of families (1,820) in publicly owned and managed public housing.

Despite the stated goal of deconcentrating poverty through the shift to vouchers, one of the most consistent findings in national studies is that voucher programs perpetuate patterns of poverty and racial segregation. In New Orleans, voucher holders face additional challenges from a weak transportation infrastructure, a lack of legal or public health protections, and an ongoing lag in available and affordable rental housing. While several of the former public housing sites were near the tourist and business districts where low-income New Orleannas often work, voucher families are concentrated in nine census tracts, seven of which are in New Orleans East.

Beginning with the St. Thomas redevelopment as River Gardens in 2001, nearly all of New Orleans public housing have been redeveloped as mixed income housing. That process, which accelerated dramatically after hurricans Katrina, eliminated up to 90% of public housing units in some redevelopments. The destruction of the Big Four projects is often linked to the storm. However, efforts to demolish several projects, near the tourist and business centers, were a part of New Orleans' political life as early as the 1984 World's Pair.





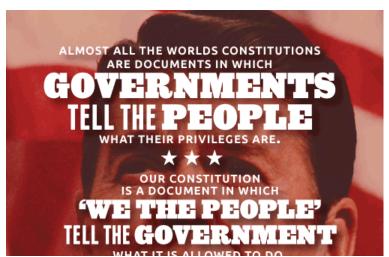




## **Read More**

Jayxs Arena, <u>Driven from New Orleans: How Non-profits Betray Public Housing and Promote Privatization.</u>
University of Minnesota Press, 2012.

Jane Henrici, "Get to the Bricks: The Experiences of Black Women from New Orleans Public Housing After Hurricane Katrina." A report of the Institute for Women's Policy Research.





# You are Dianna Duran, Secretary of State of New Mexico. You: A) ran under an anti-corruption campaign for your 2011 election. B) used your campaign finances as your "personal piggy bank." C) are facing 65 fraud, embezzlement, & laundering charges. D) all of the above FIND THE ANSWER TO CORRUPT U.S. POLITICS AT REPRESENT.US Source: Los Angeles Times BULLETIN.REPRESENT.US

# TAX CREDIT MIXED INCOME

### Description

As New Orleans has moved on from its limited and uneven recovery to a more market-driven expansion new development and rehabilitation of multi-family housing has increased. Each project combines differing amounts of private investment cobbled together with government incentives: historic, new market, and low-income tax credits, HUD HOME funds, and Community Development Block Grant (CDBG) dollars, all meant to encourage investors and developers to build and to include lower income residents in their plans at varying levels. While private and mission-driven development across the city is a necessity to mest New Orleans affordable housing needs, investment has been hampered by sharp cuts in overall federal funding for housing since 2010: public housing funding has fallen by \$1.0 billion (62%).

The New Orleans City Council is reviewing an affordable housing impact statement study, which would require reporting the impact of a given project on housing availability in a developer's permit application for mixed-use projects, as well as for demolitions that remove housing. An impact statement would also be required for land-use applications where developers want city incentives like the "density house," which allows multi-family buildings to have more market-rate apartments in return for providing affordable housing units associated with the overall project. This new density incentives has some value from a development perspective, but the who of overlapping zoning regulations still restrict building height and floor area on many sites, curbing the number of apartments and limiting the potential for profit.

Critiques of this model are numerous: from aggressive screening of low-income residents, to strict rules and regulations that enforce middle-class norms on the premise that the comfort of market-rate residents trumps that of the poor, to suspicions that some developers are using students to fill low-income units. Recently, attention has focused on structural loopholes that allow a developer to build their quota of low income housing off site, or potentially to provide alternative funding towards homeownership for working families in market-rate houses for sale in the surrounding neighborhood, rather than build any affordable units.







### **Read More**

Sarah Mayorga-Gallo. <u>Behind the White Picket Fence:</u> Power and Privilege in a <u>Multiethnic Neighborhood.</u> Chapel Hill: The University of North Carolina Press, 2014.

Lipman, Pauline. 2008. "Mixed Income Schools and Housing: Advancing the Neoliberal Urban Agenda." Journal of Education Policy. Vol. 23, No. 2 (March), 119-

