
WEEK 2
Saturday
March 15th, 2025

12TH GENERATION CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS' PROGRAM: *Virtual*

- 9:00 AM: **Welcome!!**
Dr. Donald Andrews- Dean, College of Business,
Southern University and A&M College
- 9:05 AM: **SU EDA University Center for Economic and Entrepreneurial
Development**
Dr. Ghirmay Ghebreyesus, Director
- 9:10 AM: **Course Objectives:**
Eric L. Porter
Co-Creator of CSND ComNet, LLC
- 9:15 AM: **Curriculum Direction:**
Dr. Sung No,
Co-Director, SU EDA University Center
- 9:20 AM: **“Affordable Housing Advocacy”**
Andreanecia M. Morris, Executive Director,
Housing NOLA
- 10:05 AM: **“Acquisition, Doing Business with
Municipalities”**
ie Cedric Grant
Grant management Group
- 10:40AM: Break
- 11:10 AM: **“Capacity Building as a Non-Profit Developer”**
Nicole Barnes
Jericho Episcopal Housing
- 11:55 AM: **“Housing development from Beginning to End”**
Woodrow Muhammed, Owner
Capital Area Planning Services, LLC
- 12:35 PM: **Who are our 12 Generation Students
Student introduction – Goals & Objectives**
- 12:50PM: **Closing**
Eric L. Porter, Dr. Donald Andrews, and Dr. Sung No

A Strategy to Make Housing a Guarantee

Creating Sustainable
Neighborhood
Developers' Program

March 15, 2025

Andreanecia M. Morris



PUT HOUSING FIRST

Why #PutHousingFirst?

Housing is central to opportunity

- Stable and affordable housing is a cornerstone of household financial security and resilience
- Where your housing is located determines many outcomes: school quality, job accessibility, safety and health, and economic mobility
- Housing is increasingly recognized as a critical social determinant of health
- Affordable housing options support collective growth and prosperity of a community

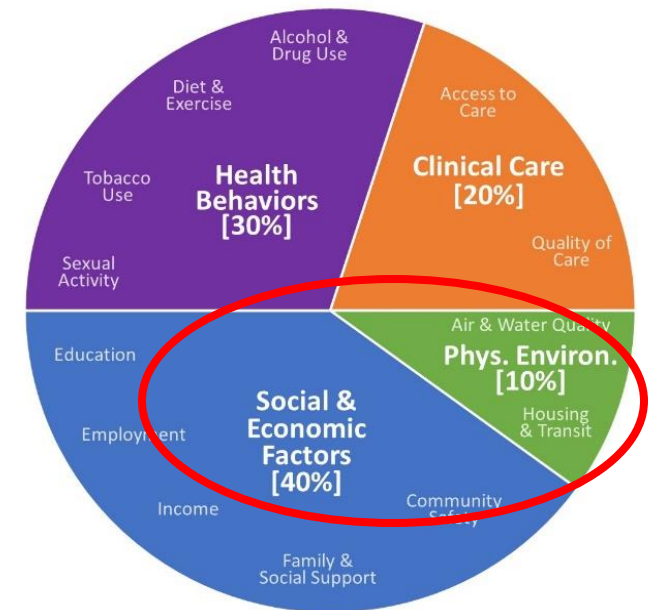
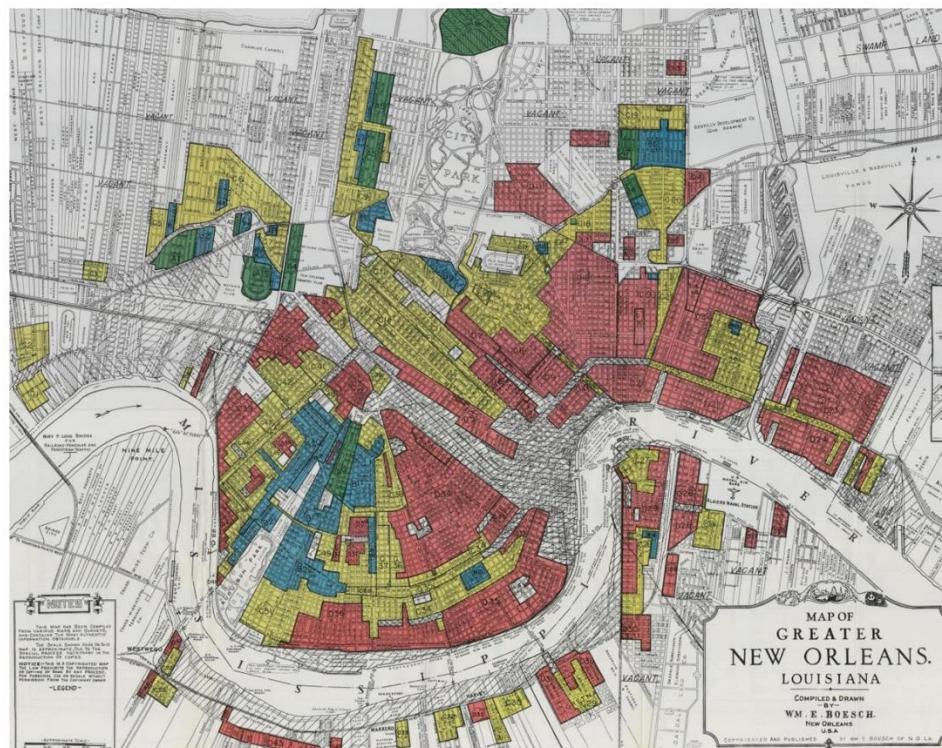
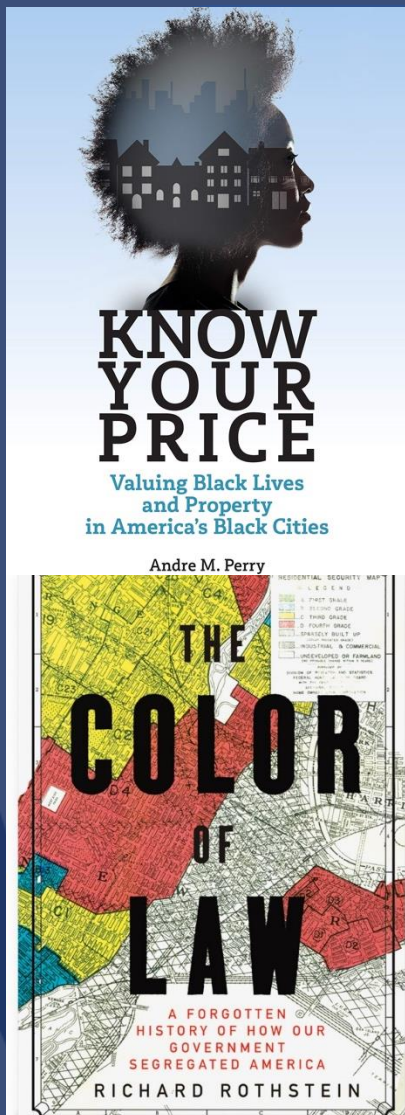


Figure 1: The Factors Impacting Health Outcomes

Source: Adapted from the University of Wisconsin's County Health Rankings model (2014)

Discrimination is routine



Graphic 1: New Orleans Redline Map

Additional information/research: [Know Your Price](#), [The Color of Law](#) & [Undesign the Redline](#)

Overt discrimination against households of color by the government and private sector was legal for most of the 20th century.

Impacts of these practices are still apparent in residential segregation, disinvestment, and the racial wealth divide.

Heirs' Property Policy as a barrier

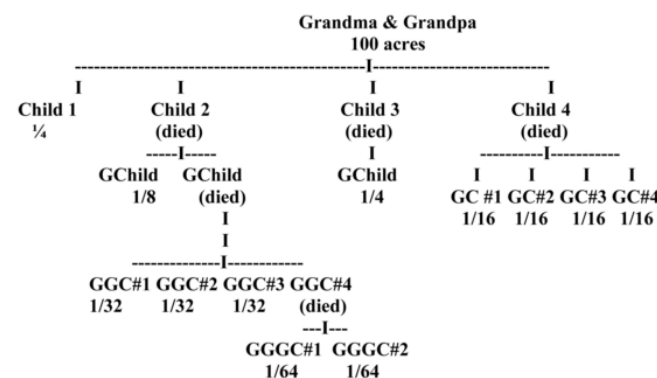
WHAT IS HEIRS' PROPERTY?

- Inherited intestate (without a will)
- Heirs are joint owners with undivided interest
- No clear, marketable title
- Vulnerable to disputes and predatory land deals

WHY IS IT IMPORTANT?

- Heirs cannot access grants or loans for property improvements

- May lead to blight, health and safety concerns, loss of tax revenue, and lower property values
- Disproportionately high among Black, Indigenous, People of Color, and low-income and low-wealth households



An aerial photograph of a residential neighborhood with various houses and green spaces. A large 2x2 grid is overlaid on the center of the image. The top-left cell is yellow and contains the text '\$51,116'. The top-right cell is green and contains the text '30% = \$1,278'. The bottom-left cell is grey and contains the text '\$3,460'. The bottom-right cell is blue and contains the text 'Medical \$798'.

\$51,116

*30% =
\$1,278*

\$3,460

*Medical
\$798*

What IS too damn high?

MIT LIVING
WAGE
\$26.42

RENTAL
WAGE
\$26.19

POVERTY
WAGE
\$7.73

CNO LIVING
WAGE
\$15.00

**HURRICANE
KATRINA...
19 YEARS & 6
MONTHS LATER**



\$50 Billion

Deployed in New Orleans between 2006 - 2015 to create over 100,000 housing opportunities to rebuild through programs like the Road Home, the Non-profit Rebuilding Pilot Program, Small Rental Property Program, insurance proceeds, philanthropy and volunteers.



Sources: [HousingNOLA 10Year Strategy and Implementation Plan \(2015\)](#); [HousingNOLA Housing for All Action Plan \(2022\)](#)



HousingNOLA

10 YEAR

STRATEGY AND IMPLEMENTATION PLAN

FOR A MORE EQUITABLE NEW ORLEANS



Housing Snapshot

Source: [HousingNOLA 2024 Annual Report Card, Sept 2024](#)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Population	384,320	389,617	391,495	393,292	391,006	390,144	N/A	376,971	369,749	364,136
Median Household Income	\$44,953	\$49,521	\$46,864	\$45,125	\$45,911	\$53,672	N/A	\$46,942	\$52,322	\$51,116
Median Home Value	\$243,099	\$274,745	\$274,649	\$277,829	\$290,236	\$285,803	N/A	\$316,005	\$302,700	\$306,400
Homeowners with Cost Burden	33%	31%	32%	32%	34%	29%	N/A	30%	31%	41.2%
Median Rent	\$1,148	\$1,200	\$1,168	\$1,173	\$1,187	\$1,188	N/A	\$1,225	\$1,151	\$1,203
Renters with Cost Burden	61%	62%	61%	64%	63%	57%	N/A	63%	62%	58.8%

Wages continue to stagnate as housing costs continue to rise.

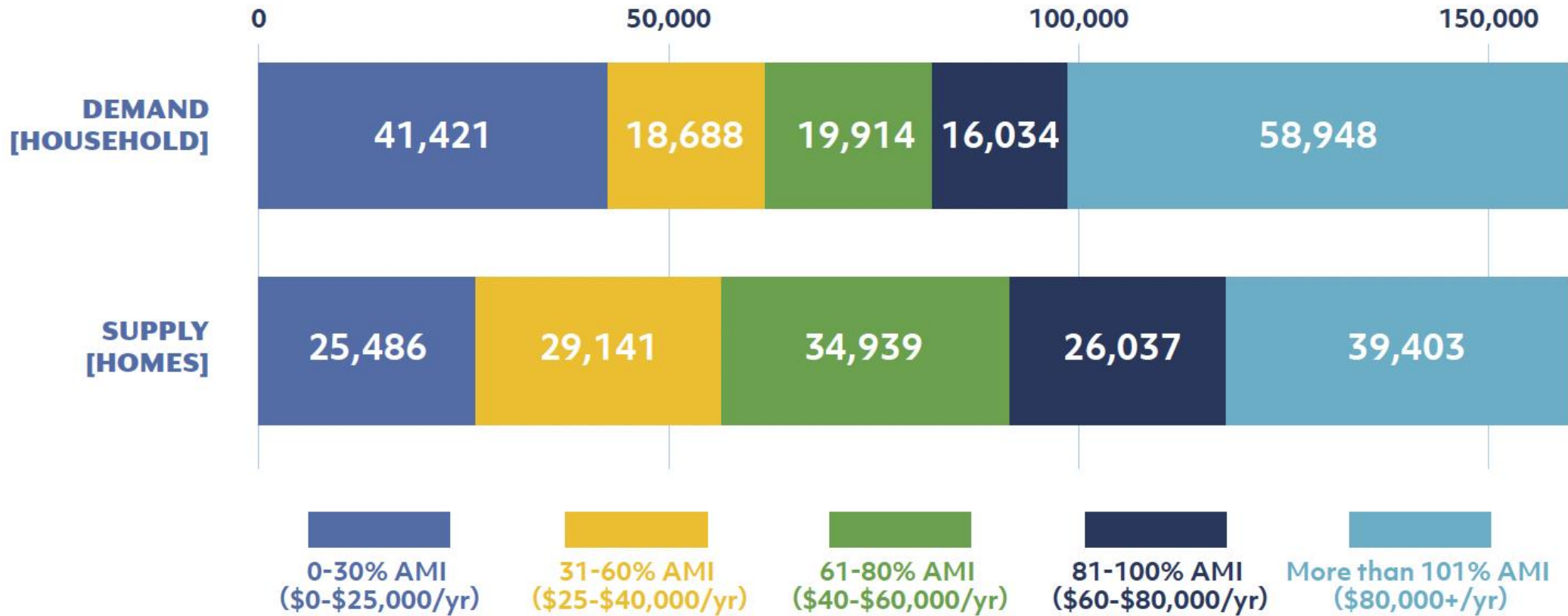


2024 ANNUAL REPORT CARD

Evaluation of Progress
Towards a More Equitable New Orleans

Housing Demand Model

2025



2024 GRADE

F — 44%

44%

GOAL 1

41%

GOAL 2

50%

GOAL 3

50%

GOAL 4

32%

GOAL 5

53%

GOAL 6

41%

GOAL 7



HousingNOLA



Housing for All Action Plan

*Directing investment
to create an equitable, affordable,
and strong New Orleans*

Eliminate Cost Burden

Close the Racial Wealth Gap

Resilient Stock & System

Combat Displacement

Rehab & Energy Upgrades

New Affordable Options (Ownership)

Rehab & Energy Upgrades

New Affordable Options

New Affordable Options

New Spending = Economic Growth

Recovery Funds

Rehab & Weatherization

Rehab & Weatherization

Preserve Existing Affordability

Eliminate Cost Burden

Close the Racial Wealth Gap

Ensure a More Resilient Housing Stock and System

Combat Displacement

2024 HousingNOLA Annual Report

Housing for All Action Plan

Directing investment to create an equitable, affordable, and strong New Orleans

A Generational Investment in New Orleans' People and Homes

Over **\$13 billion in new spending** that can support New Orleans businesses and generate economic growth.

- Over **45,000 new, affordable, energy-efficient single-family and multi-family homes** constructed, generating **more than \$10 billion** in new household wealth for New Orleans families
- **Over 32,000 new homeowners in New Orleans.**
- **Over 58,700 fully weatherized and rehabilitated homes**
- **13,000 currently-affordable housing units preserved**
- Over \$600 million in investment for **Hurricane Ida damage**

Source: [HousingNOLA 2024 Annual Report Card, Sept 2024](#)



2024 HousingNOLA Annual Report Housing for All Action Plan

Directing investment to create an equitable, affordable, and strong New Orleans

Eliminate Cost Burden

Close the Racial Wealth Gap

Ensure a More Resilient Housing Stock and System

Combat Displacement

A Generational Investment in New Orleans' People and Place
Over **\$13 billion** in new spending to support small businesses and generate jobs

\$31 billion

in investment in housing for all in New Orleans.

- 10,700 fully weatherized and rehabilitated homes
- 13,000 currently-affordable housing units preserved
- Over \$600 million in investment for **Hurricane Ida damage**

Source: [HousingNOLA 2024 Annual Report Card](#), Sept 2024



**Eliminate Cost
Burden**

**Close the Racial
Wealth Gap**

**Ensure a More
Resilient Housing
Stock and System**

**Combat
Displacement**

2024 HousingNOLA Annual Report Housing for All Action Plan

Directing investment to create an equitable, affordable, and strong New Orleans

Intersectional Investment Opportunities:

- Fight for a Living Wage
- Reduce carbon emissions in residential housing
- Lower property taxes and insurance costs
- Increase density
- Provide supportive services
- Support Green jobs industry
- Secure private capital

Source: [HousingNOLA Housing for All Action Plan \(2022\)](#)

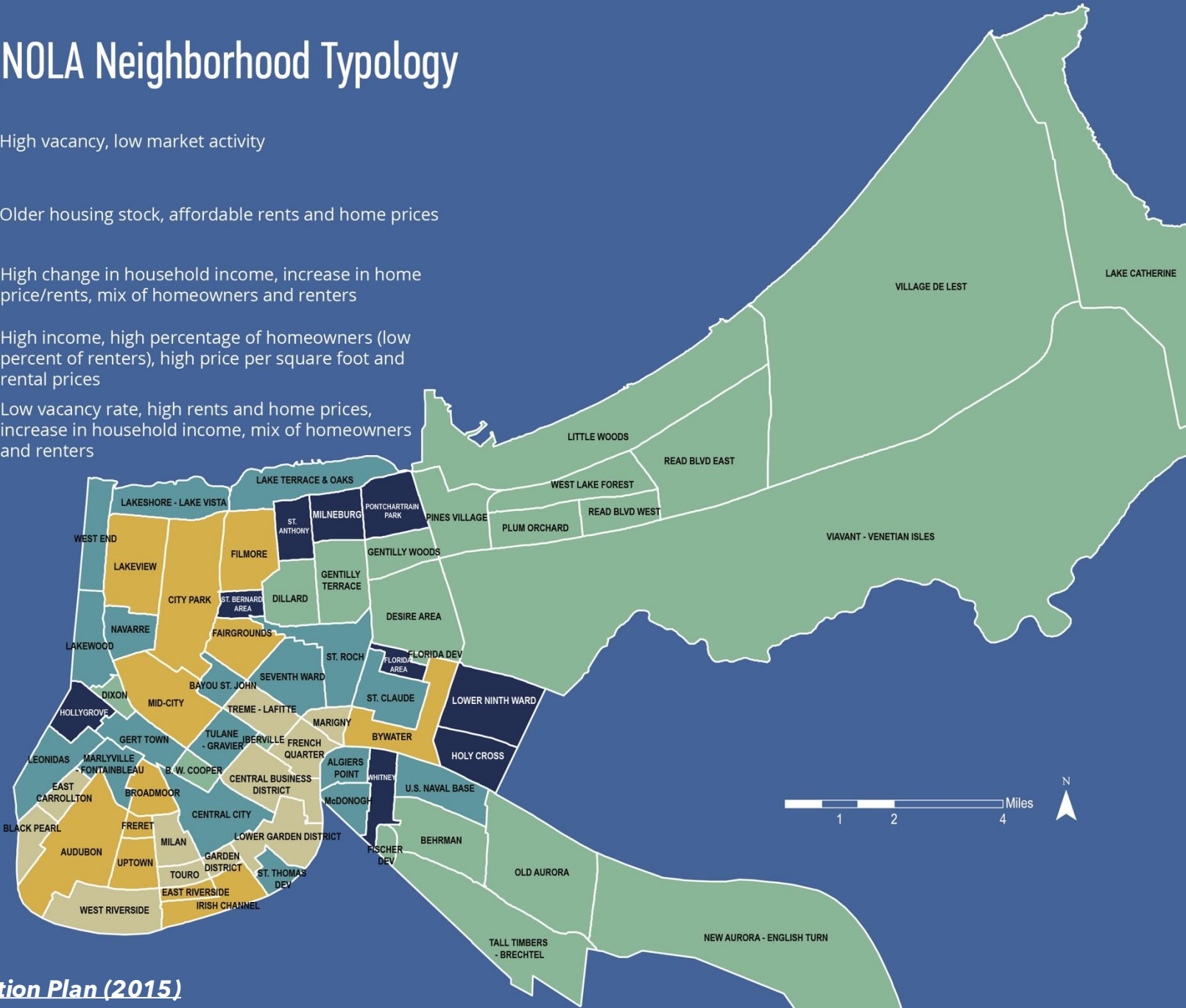


HousingNOLA Neighborhood Typology

- Emerald** High vacancy, low market activity
- Sapphire** Older housing stock, affordable rents and home prices
- Diamond** High change in household income, increase in home price/rents, mix of homeowners and renters
- Amber** High income, high percentage of homeowners (low percent of renters), high price per square foot and rental prices
- Topaz** Low vacancy rate, high rents and home prices, increase in household income, mix of homeowners and renters



OWN THE CRESCENT



Source: *HousingNOLA 10 Year Strategy and Implementation Plan (2015)*

**Council creates
Housing Trust
Fund**

**City seeds new
trust fund with
\$17 million**

**Charter amendment
to establish
transparent
investment plan**

**75% of voters
#PutHousingFirst
and establish
permanent funding**

2024 Policy Victories

- *New Orleans continues to implement Smart Housing Mix ordinance and began research for incentives for small developments*
- *Finance New Orleans relaunches Green Mortgage Program*
- *\$2 million dedicated to Right to Counsel funding*
- *Full implementation of 2021 International Energy Conservation Code*



Source: [HousingNOLA 2024 Annual Report Card, Sept 2024](#)



#HousingForAll Investment Housing Trust Fund

Vote Yes!

NOLA Housing
TRUST FUND

Vote **"Yes"** on Nov. 5th!

NOT A NEW TAX.

#PutHousingFirst

Paid for by the Greater New Orleans Housing Alliance (GNOHA)

Frustrated with the lack of transparency, voters narrowly rejected a measure in 2021 to renew a small property tax for neighborhood improvement.

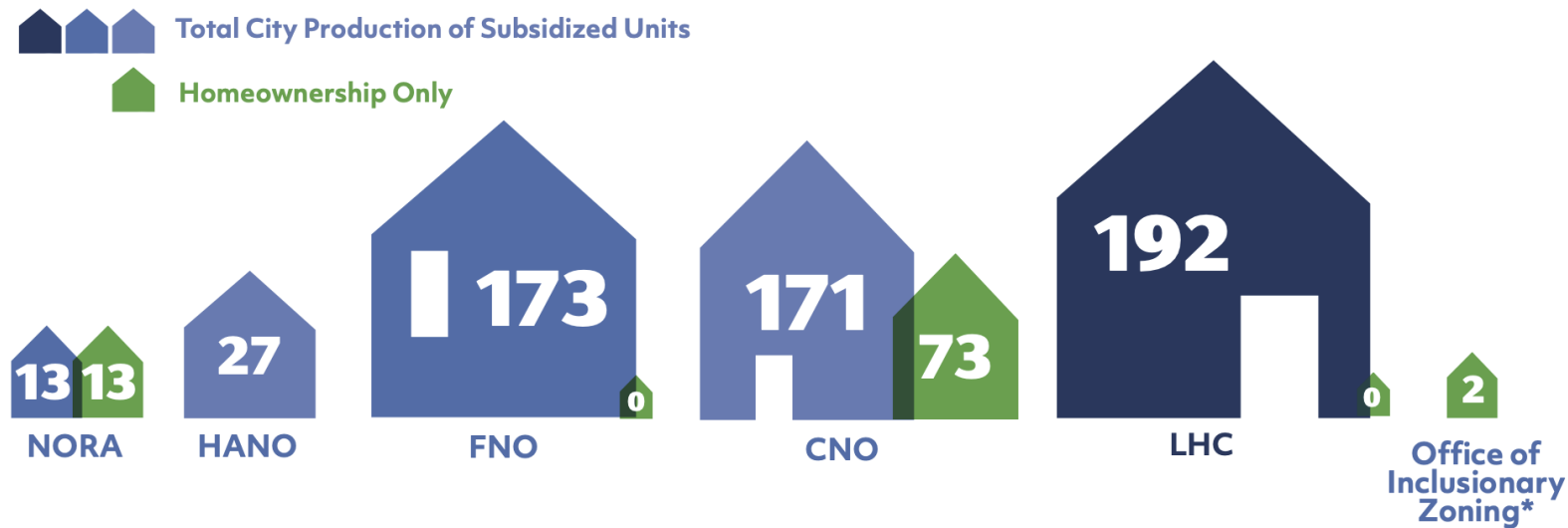
Focus groups revealed significant distrust in the mayor and the city council and strong opposition to another millage.

The 2024 charter amendment, which will dedicate 2% of New Orleans' general revenue in perpetuity exclusively to affordable housing, won by a 50-point margin!



#HousingForAll Investment Public Resources

Partnerships led by the City of New Orleans (September 2023- August 31, 2024)



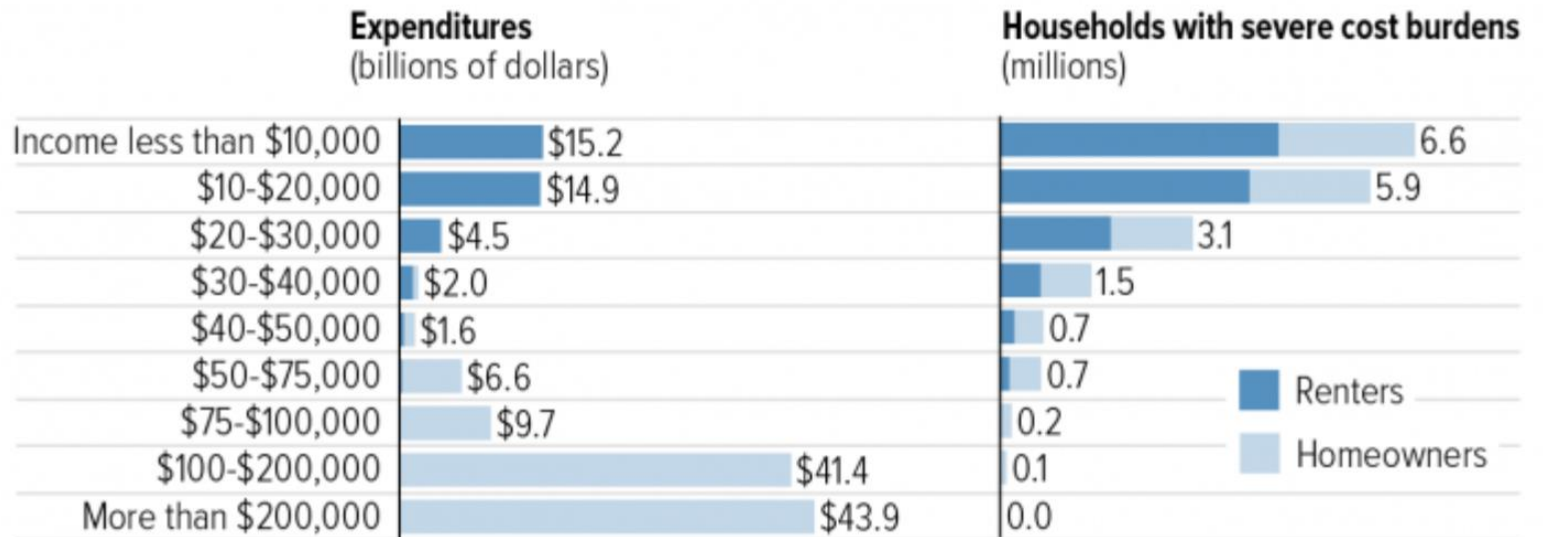
New Orleans added 580 new affordable housing opportunities 2024— including 328 new renters finding housing via vouchers.

#HousingForAll Investment Federal Resources

Only 1 in 4 renter households that qualify for assistance receive a housing subsidy.

Even after the Tax Cuts and Jobs Act, the Tax Foundation found that high-income households receive the vast majority of mortgage interest deduction benefit.

Federal Housing Expenditures Poorly Matched to Need



#HousingForAll Investment Community Impact

If all New Orleans renters paid only what they could afford on housing...

...they would have an extra \$316 million to spend in the community each year, or

\$7,200
per household***

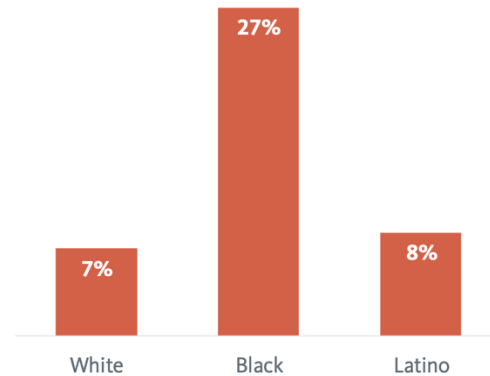
This would cover the basics for a two-person household, like:

- 1.6 times an entire food budget,
- 1.2 times the cost of child care,
- 82% of transportation costs, or
- 89% of tuition at a Louisiana public university.

Housing for All will provide \$2.8 billion in additional revenue across Louisiana and \$513 million annual in New Orleans for the citizens to invest.

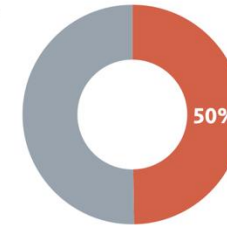
Everyone would be better off, and racial inequities would shrink.

Increase in yearly disposable income by race:



Renters represent a majority of residents in New Orleans...

■ Renter
■ Owner



New Orleans's renter population is 181,400 strong.

...but they are burdened by rising rents and low wages.

60%
pay too much for housing*

- Renters already contribute **\$2.2 billion** each year to the New Orleans economy.**
- If rents were more affordable, renters and the city would be much better off.

The additional economic power homeowners would have under a scenario of no housing burden is \$197 million for the city of New Orleans and \$1.3 billion for the state.

A satellite image of Earth showing a large, swirling storm system over the Atlantic Ocean. The storm is characterized by a dense, white cloud core with a distinct eye-like structure. The surrounding clouds are dark and textured, indicating intense weather. The landmasses of North and South America are visible in shades of green and brown, with a grid of latitude and longitude lines overlaid on the image.

Climate Change Impact

What is affordable housing in Louisiana?



MIT LIVING
WAGE

\$23.05

LA Minimum
Wage

\$7.50

AVERAGE
WAGE

\$16.90

RENTAL
WAGE

\$22.11

LOUISIANA'S STATE OF HOUSING



Most of the state's housing is single family homes (**1,190,648 units**)

Trailers/RV/Mobile homes are a growing second (**203,472 units**)

In Louisiana, there are **184,085** extremely low-income households (below 30% AMI)

Louisiana needs to make **106,000** more homes affordable for extremely low-income households by expanding access to rental assistance and building deeply affordable rental homes



LOUISIANA'S STATE OF HOUSING



The number of households with cost burdened because of energy is **580,571**

Resilience and rehab measures for those households would call for home rehab, weatherization, HVAC/heat pump upgrades, new roofs, and solar and battery installation.



Hurricanes Laura, Delta, Zeta, Ida & Francine



\$16 billion

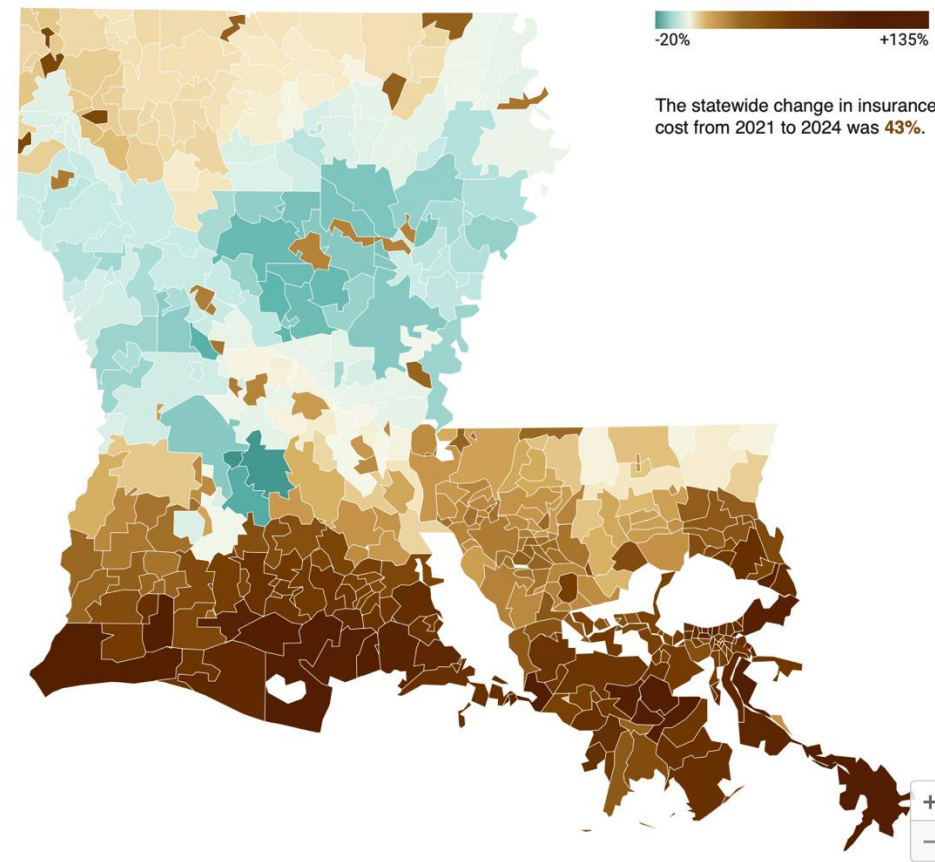
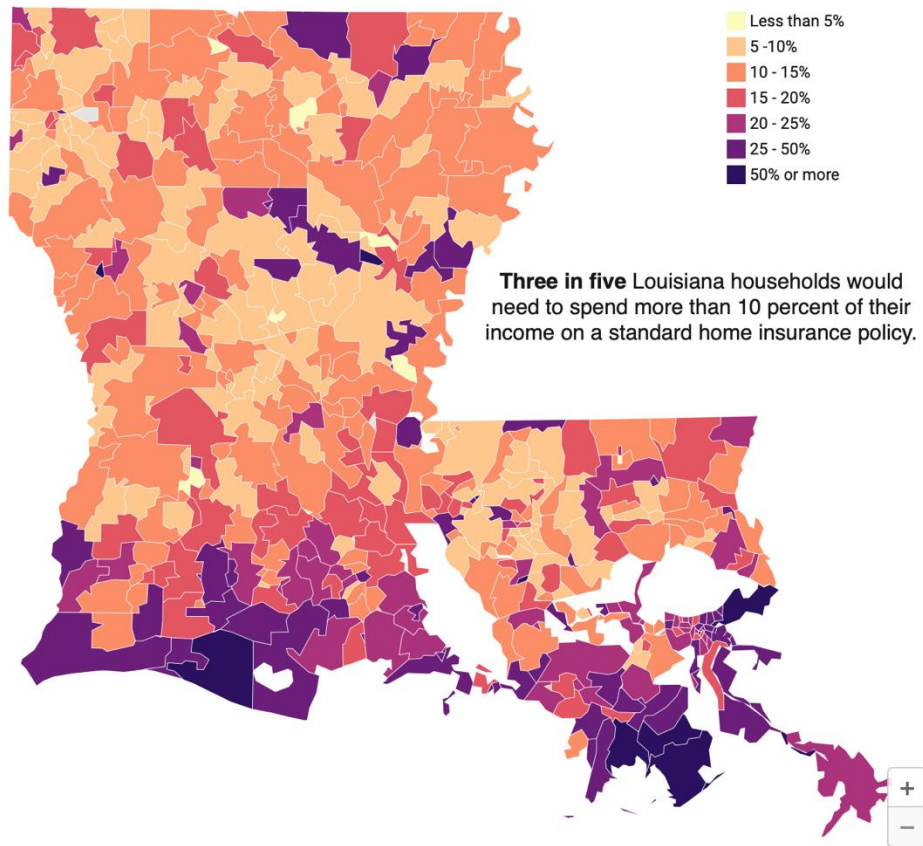
Another Perfect Storm – Louisiana Insurance Crisis



- Homeowner insurance in Louisiana is some of the most expensive in the nation with an average premium at \$2,037 per year
- Key factors:
 - High reinsurance costs
 - Record-breaking hurricane seasons in 2020 and 2021
 - Inflation's impact on repair costs



ADVOCACY NEED: INSURANCE CRISIS

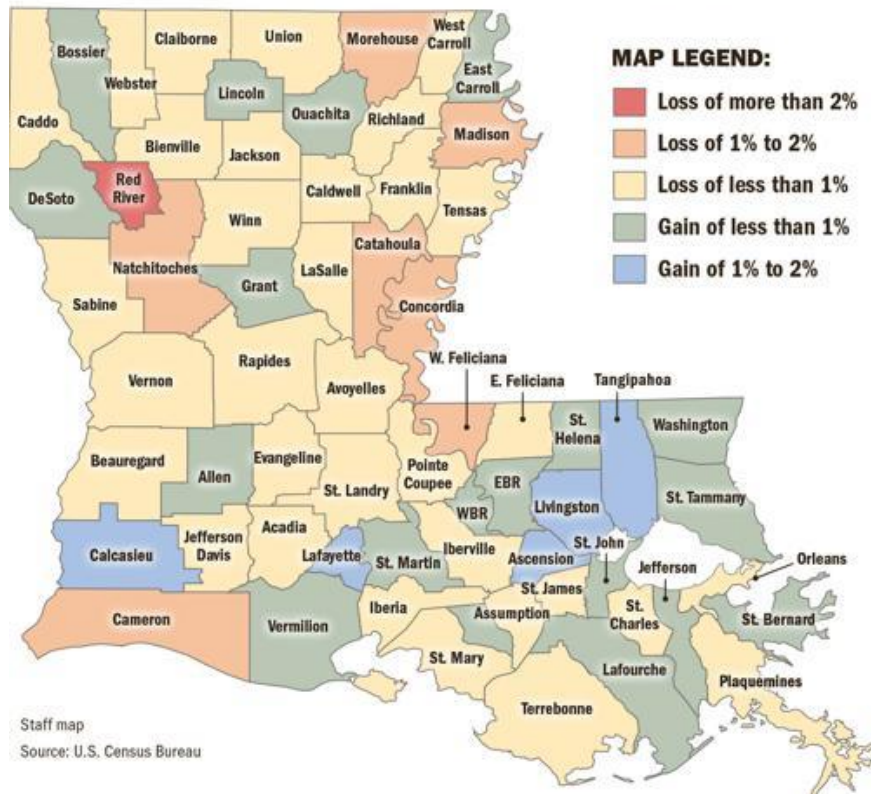


ADVOCACY NEED: INSURANCE CRISIS



Change in population from 2023 to 2024

Nearly two-thirds of parishes lost population, according to new Census estimates.



- East Baton Rouge’s population climbed by about 2,080 residents, a 0.5% increase that brought it to about 453,020 people.
- Jefferson grew by about 0.4%, a roughly 1,600-resident increase that left its population at about 427,250. Similar increases were also seen in St. John the Baptist and St. Bernard parishes.
- Livingston Parish grew by about 2,320 people, or 1.5%, and now has a population of about 152,890. Ascension Parish grew by 1.2% and now has about 133,530 people.
- St. Tammany Parish grew by about 0.7% and now has about 277,600 people.
- The largest increase was in Lafayette, which grew by about 3,760 people, a 1.5% increase that now has its population at 254,240.

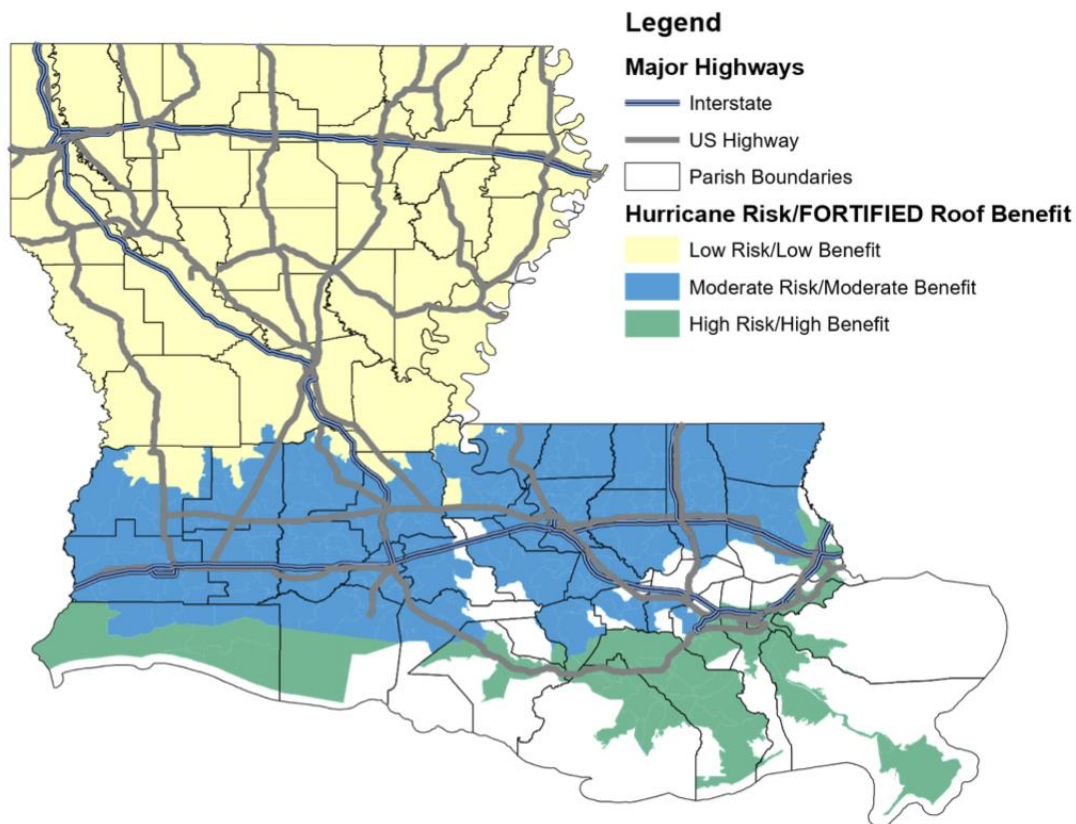
Source: The Advocate, 2025

https://www.nola.com/news/business/census-new-orleans-other-parishes-lost-population-in-2024/article_bf2ae7ac-003f-11fo-82df-437e777a421b.html#tncms-source=featured-top/

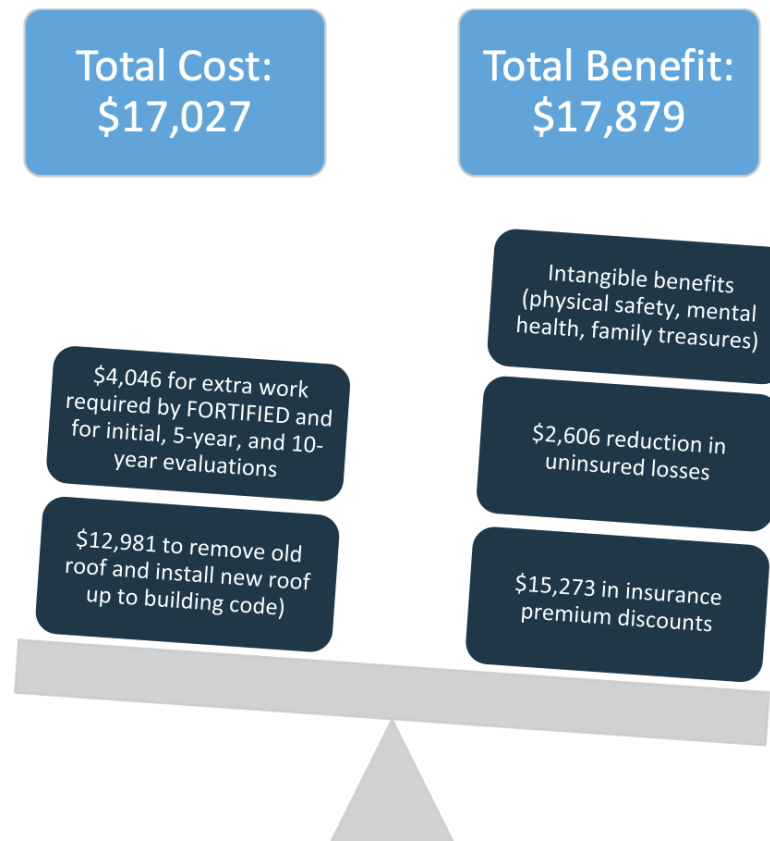
ADVOCACY NEED: INSURANCE CRISIS



Hurricane Risk and Net Benefit of FORTIFIED Roof



Median Costs and Benefits of Installing a FORTIFIED Roof Participants in January 2025 Survey



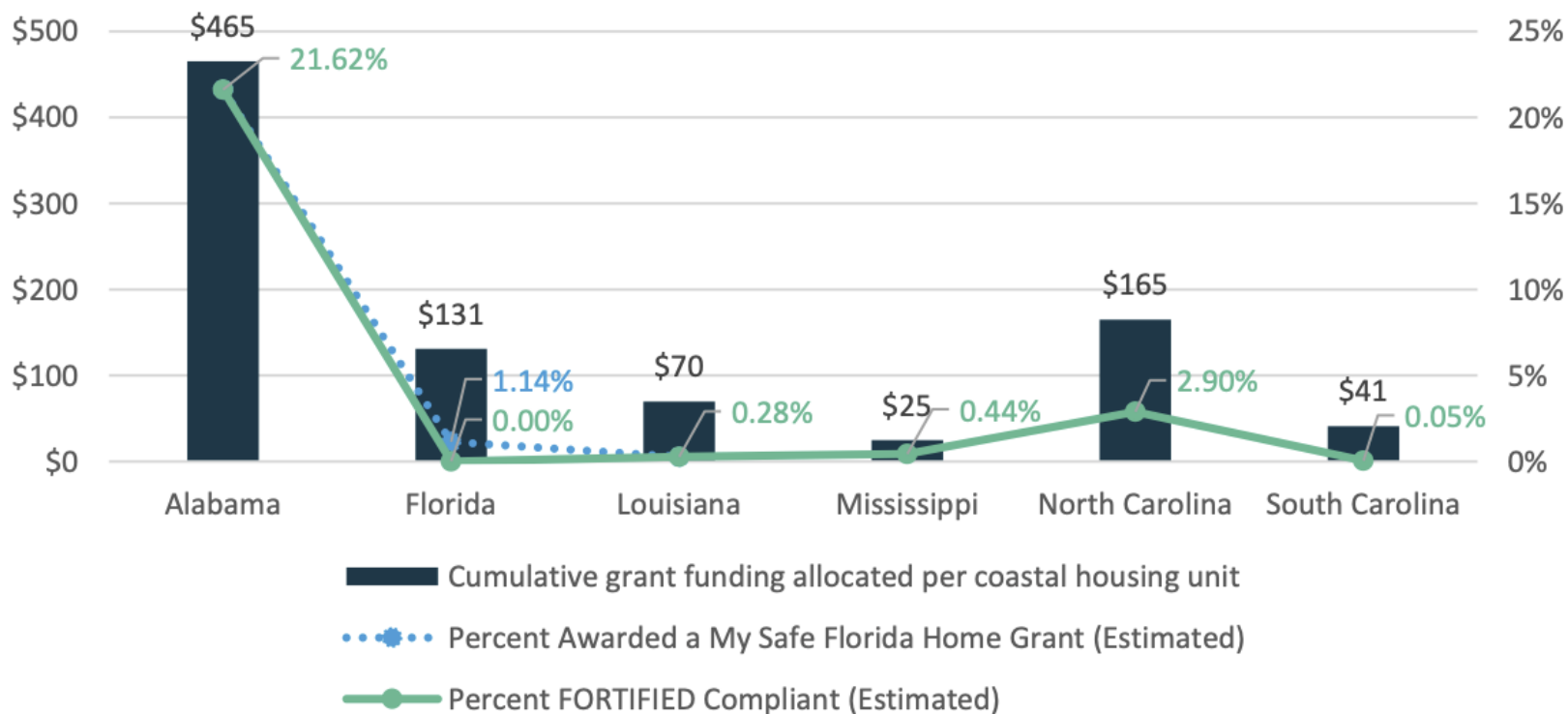
Source: Louisiana State Legislative Auditor's LA Fortify Roof Program, March 2025

[https://app2.la.state.la.us/publicreports.nsf/o/oc1a2861788223f986258c46007b7f23/\\$file/00006fbfa.pdf?openelement&.7773098](https://app2.la.state.la.us/publicreports.nsf/o/oc1a2861788223f986258c46007b7f23/$file/00006fbfa.pdf?openelement&.7773098)

ADVOCACY NEED: INSURANCE CRISIS



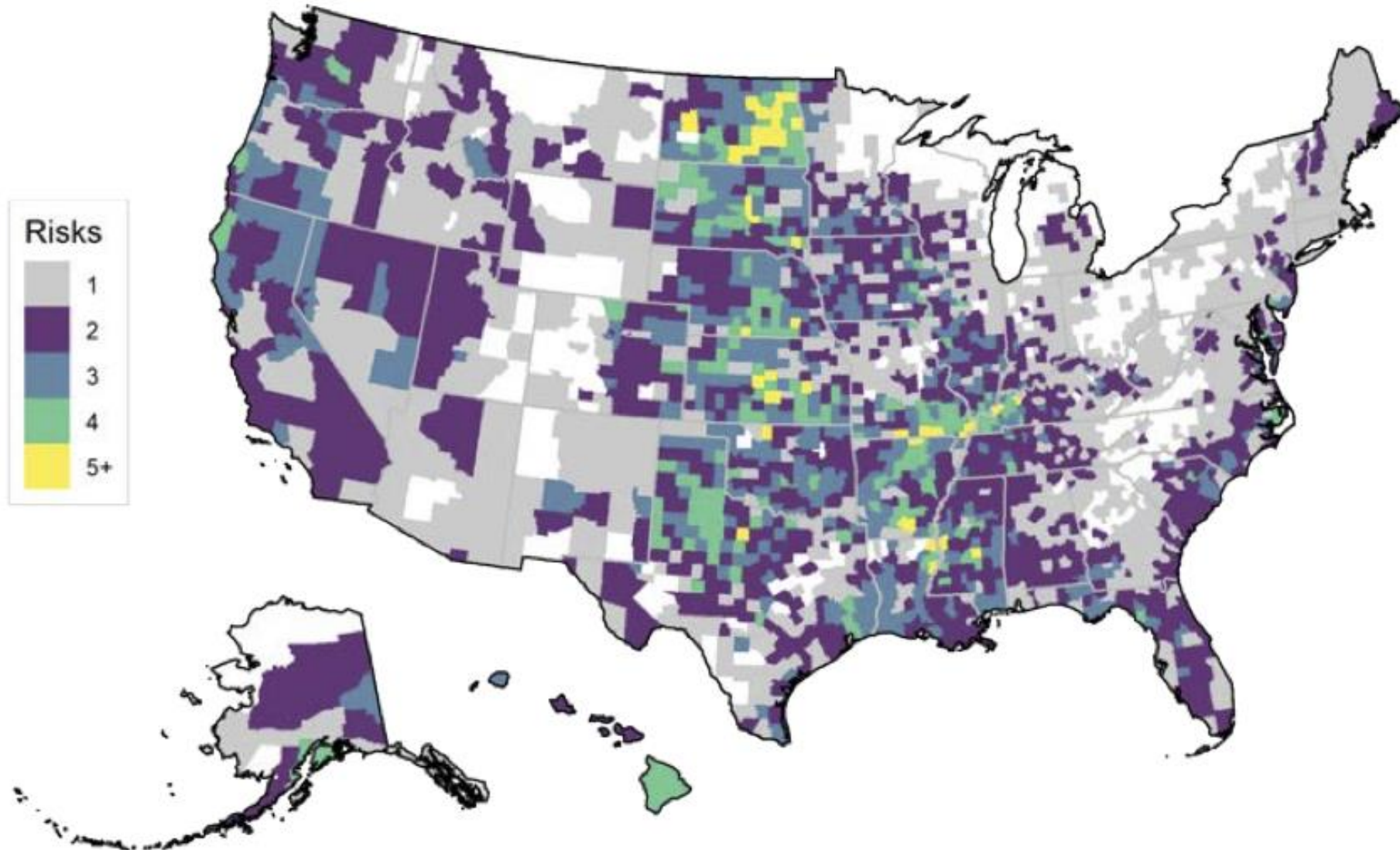
**Wind-Mitigation Grants and FORTIFIED Adoption, by State
Cumulative through 2024***



Source: Louisiana State Legislative Auditor's LA Fortify Roof Program, March 2025

[https://app2.la.state.la.us/publicreports.nsf/o/oc1a2861788223f986258c46007b7f23/\\$file/00006fbfa.pdf?openelement&.7773098](https://app2.la.state.la.us/publicreports.nsf/o/oc1a2861788223f986258c46007b7f23/$file/00006fbfa.pdf?openelement&.7773098)

Shared Fates: Climate & Insurance = Housing



ADVOCACY NEED 2025 LEGISLATIVE ACTION



2025 Legislative Session Priorities

- 1 – Insurance Payment Assistance
- 2 – Climate Ready Homes / Fortify Roof Program
- 3 – Fortify Mandate Policy
- 4 – Housing Resilience Agencies Study
- 5 – Multi-State Catastrophe Bond Study/Report

Federal Funding

- 1 – National Flood Insurance Reform
- 2 – Climate Ready Homes
Solar For Y'All Funding
GGRF Funding
- 3 – Disaster Insurance Study/Pilot
- 4 – National Housing Reform
LIHEAP/LIHTC/Section 8 Deployment

ADVOCACY NEED 2025 LEGISLATIVE ACTION



LOUISIANA II IIIMINATOR

Tim Temple will be insurance commissioner after only challenger drops out

ELECTION 2023

BUSINESS + LABOR GOVT + POLITICS LEGISLATIVE

Temple to take position at tumultuous time for Louisiana's insurance market

BY TYLER BRIDGES | Staff writer Aug 16, 2023

Donelon backs insurance

A similar effort for auto ins

BY: WESLEY MULLER - MARCH 24, 2023 5:00 AM



TELL YOUR LEGISLATORS



Donelon

Jefferson Parish Council. He also served in the Louisiana House of Representatives for 21 years from 1981 to 2001.

News Live Video Crime Weather Sports Investigations Español NOLA Weekend

Donelon expects insurers approved for incentives to receive state funds soon



FINANCE CRISIS
DONELON
INSURANCE COMMISSIONER
5:10 | 54°
FOX 8 LOCAL FIRST



ssion

Discussing the impact of the insurance market on the Louisiana economy is more than good.

REASONS TO SUPPORT LOUISIANA SHIFTING ITS INVESTMENTS

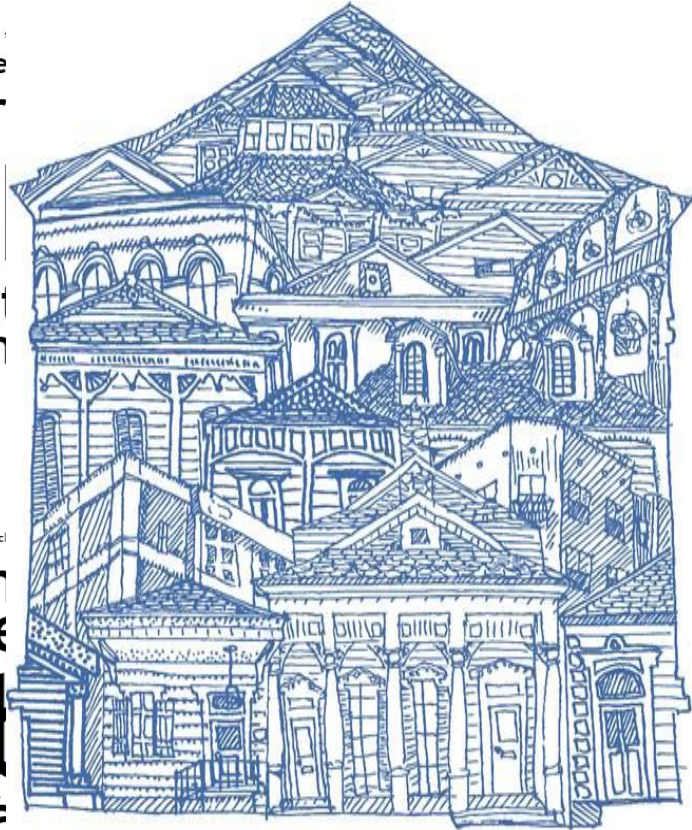


enough
black sources
left behind
generations
keep new
benefit industry costs clean
families better
causing
climate
pollution
time cheaper
kids
moving houston

Overall

opportunities save ceos
way cost
causing long
environment renewable
industry
fact state
pollution
effects
rate moving gene

White



PUT HOUSING FIRST

profits
cancer alley public
change generations
black long improve
lth cost college bills making
ate climate
jobs future
cancer river cleaner
ion help cheaper address
environment higher
economy

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ble sources profits lives
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cancer alley

Black

"The jobs of the future are in wind, solar, and renewable energy."

"The higher rates of cancer, and climate change"

"Jobs, opportunities, and cleaner air for future generations"

"The oil and gas industry is boom or bust...one day it's gonna bust and we shouldn't ride it out without at least some kind of contingency plan."

"We can employ people with no [college] degrees."

"Most of the profits leave Louisiana and are not invested within the infrastructure of the state."

"The fact that areas like Cancer Alley even exist"

"[It will] benefit my children and future generations"

What IS too damn high?

Researching the real cost of housing in New Orleans



People Centered Voter Engagement



Say NO to them ALL, y'all

Election Day: March 29
Early Voting: March 15-22



Vote NO on Louisiana politicians back room deceptive self serving 4 Constitutional Amendments snuck on the March 29th Election Ballot.

- X No on #1: No to Two Tiered Justice System**
- X No on Amendment #2: No to gutting critical education & transportation funding**
- X No on #3: No to kids in prison for minor crime**
- X No on #4: No to cherry-picking judges**

Paid for by #PutHousingFirst



If we displace everyone that makes New Orleans cool, will people still think it's cool?



We can't replace what we displace.

A Strategy⁴⁴ to Make Housing a Guarantee

Aligning Policy,
Advocacy &
Investment Capital for
the good of the people
of New Orleans and
across the state of
Louisiana



PUT HOUSING FIRST

Under the #PutHousingFirst banner, Louisiana has built out its housing triad, a multi-pronged strategy transforming the affordable housing marketplace across the state. We believe that our communities can provide high-quality, safe and accessible housing that is affordable to individuals and families of all income levels throughout all sixty-four parishes in Louisiana.



Andeanecia M. Morris
amorris@housingnola.org



HousingNOLA designs community and data driven #HousingForAll action plans to end housing insecurity. GNOHA is a regional housing alliance for metro New Orleans to advocate for an equitable housing system and anchors the local and statewide housing electoral system. HousingLOUISIANA and Residents Organized for HousingLOUISIANA (ROHLA) support nine regional housing alliances to lift-up strategic goals for the entire state and in each region.

www.housingnola.org • www.gnoha.org • www.housinglouisiana.org



DOING BUSINESS WITH MUNICIPALITIES

CEDRIC GRANT, PRESIDENT

GRANT MANAGEMENT GROUP

RELATIONSHIP AND ACCESS WHO IS INVOLVED AND HOW ARE DECISIONS MADE



-
- Mayor
 - City Council
 - City Attorney
 - Community Leaders
 - Regulators
 - Citizens

KNOW THE COMMUNITY ISSUES AND PRIORITIES

Crime

Blight

Sanitation

Infrastructure

Housing

Homelessness

Poverty

KNOW THE RULES RELATED TO WHAT YOU ARE TRYING TO ACCOMPLISH

State Law

Local
Ordinances and
Code

Comprehensive
Zoning Code

Comprehensive
Plan

Community
Development
Plans

Strategic
Initiatives

Special
Districts

RESOURCES AVAILABLE

Federal Funds	
State Funds	
Local Funds	
Private Funds	
Is it in the City Budget	

WHAT RESOURCES DO YOU BRING TO THE PROJECT

Expertise
and
Commitment

Financing

Political and
Community
Support

Partners

CAN YOU DO WHAT YOU SAY YOU CAN DO

1

Track Record
of Delivering
Projects

2

Meet
Deadlines

3

Present You
and Your
Organization in
a Professional
Manner

4

Be Flexible

5

Be Patient

6

Execute the
Project on
Time and
Budget



QUESTIONS



CONTACT INFORMATION

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Grant Management Group

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(504) 508-8859



**EDA University Center for
Economic Development
Southern University, BR**



Creating Neighborhood Developers

March 14, 2025

JERICHO ROAD



EPISCOPAL HOUSING INITIATIVE

Capacity Building

Presented By:

Nicole Barnes

Executive Director



Capacity Building

- Since Hurricane Katrina, the subsequent 2016 flooding events the region has seen a decline in funding from philanthropic and federal resources. Funding has become more outcomes-focused, and the need for stronger organizations is fundamental.



Capacity Building

- Since then, the market has been severely impacted by the on-going Covid-19 Pandemic, and the historically active 2020 and 2021 Hurricane seasons. Supply chain issues, inflation, labor shortages and exorbitant insurance costs have all placed an incredible strain on the construction industry, particularly the affordable housing sector.



Capacity Building

- Although there will be billions of additional federal funds available in the wake of the pandemic and series of natural disasters, the lag time between authorization and actual deployment usually takes years. Nonprofits and other developers must be strategic in terms of building their capacity to survive and position themselves for the eventual flow of funds.



JERICHO ROAD
EPISCOPAL HOUSING INITIATIVE

Capacity Building

Creating a Strong Future: Together



JERICHO ROAD
EPISCOPAL HOUSING INITIATIVE



PROJECT
HOMECOMING



Capacity Building

- The affordable housing landscape was impacted heavily over between 2016 and 2020 by shrinking support in Washington D.C. and the lack of resources from philanthropy.
- Nonprofit leaders must become strategic and intentional in building profitable, sustainable organizations that last beyond themselves and continue to serve the needs of our communities.



Capacity Building

- This requires courage and planning to create new organizational structures and collaborations that consolidate resources and expand capacity and resilience.
- Thus the formation of a strategic partnership, between Jericho Road (JR) and Project Homecoming (PHC), to best meet the current and future affordable housing needs of New Orleans residents, was born.



Capacity Building

- The vision of the JR and PHC merger is to combine the construction and workforce development expertise of Project Homecoming with the housing and community development expertise of Jericho Road to create a merged organization with greater capacity and more opportunities to provide housing solutions.



Capacity Building

What is the Benefit of Combining with an in-house Construction Crew?

- Cutting Overhead In Half
- Establishing Predictable Capacity When Contractors Are Not Available
- Providing Workforce Development and Training
- Opportunity for earned income



Capacity Building

- Post Merger/Pandemic:
 - ❖ Engaged consultants to assist in the development of a three-year sustainability plan.
 - ❖ Transitioned all front-facing programs to virtual formats, while continuing adapt and expand programming
 - ❖ Construction Team Pivot: Hired Cohort Construction Instructor to work with the crew on-site, daily, to continue education and training during the shutdown



Capacity Building

o March 2025 – Political Transition

- ❖ Elimination of funding for programs and projects for targeted communities. Identify alternative, non-federal funding sources, e.g. philanthropic sources.
- ❖ Although we serve a population based upon income guidelines, rather than specific demographic groups, we've reviewed narrative language and programmatic descriptions.
- ❖ Extreme market volatility regarding materials, supply chain and labor as a result of tariffs and immigration policies. Research and identify alternative construction methods and materials. Scaling up of the in-house construction crew in terms of size and skills enhancement.



Capacity Building

CASE STUDY:

Central City – a New Orleans Neighborhood



Capacity Building

Central City, the community from which Jericho Road operates, once offered a myriad of housing options for working class families:

- Single family shotgun homes affordable to lower-middle income families,
- Affordable rentals,
- Plentiful Section 8 housing options.



Capacity Building

- Due to its close proximity (within walking distance and multiple bus and streetcar lines) to the hotels, restaurants, and tourist attractions of Downtown, it was the type of neighborhood where families who work in these businesses established roots generations ago.



Capacity Building

- For families facing financial hardship, parting with a home passed down through many generations represented bleak Post-Katrina financial reality. As homes were flipped, seemingly overnight, Central City began to offer allure to younger, more affluent renters and prospective homebuyers.



Saratoga Square

SARATOGA SQUARE
AN INVESTMENT IN COMMUNITY
Cultivated by
JERICHO ROAD
EPISCOPAL HOUSING INITIATIVE
EQUAL HOUSING OPPORTUNITY

HOMES FOR SALE

14 NEW Single Family, Energy Efficient Homes for Sale

Hogares Unifamiliares, Eficientes Energéticamente
Viviendas Nuevas Para la Venta

Những Nhà Mới Đủ Bàn Cho Gia Đình
Bảo Tồn và Tiết Kiệm Điện

FUNDING PARTNERS:

DEVELOPMENT PARTNER:

CONSTRUCTION TRAINING PARTNER:

SARATOGA SQUARE
IN
FAUBOURG LAFAYETTE
A CENTRAL CITY NEIGHBORHOOD

- Started in January 2012 and Completed May 2013
- 14 total single-family homes
- One square block and a facing street with the homes built contiguous to one another creating a definite neighborhood feel
- Located in the Saratoga Square subdivision (originally conceptualized by Jericho Road) in the hub of the O.C. Haley renaissance
- Co-developed with EDC Hope Credit Union





Capacity Building

- When market rents rose, families were priced out of homes they had rented for decades. A home in the 1800 block of Martin Luther King Boulevard sold for \$29,000 in 2012. Less than two years later, the same home (a multi-family shotgun double) sold for \$326,000. Currently homes in the area have been selling for \$500,000+.



Capacity Building

- Encouraged by the rapidly increasing market, rents and home prices shot up and more families were squeezed out. Stagnant wages coupled with rapidly appreciating rents and home values have continued to spell disaster for many Central City families, who are predominately low-middle income and minority.



Capacity Building

What can we do to stem this tide of displacement?

- Development of intentional land use development and disposition policies by the municipality that prioritizes affordability.
- Cultivating funding sources for affordable development.
- Small developers creating affordable housing opportunities



JREHI - Program Areas

- ◉ **Home Development**
- ◉ **Financial Capability**
 - ◉ **Land Stewardship**
- ◉ **Community Engagement**
- ◉ **Workforce Development**



JERICHO ROAD
EPISCOPAL HOUSING INITIATIVE

Home Development



**BUILDING HOMES
AND ACCESSIBLE
COMMUNITIES
FOR **ALL**
NEW ORLEANS
RESIDENTS.**





Housing Development

Jericho Road offers high quality, affordably priced homes to low-to-moderate income working families.

The core tenets of Jericho Road's homebuilding include

- Construction that is reflective of the historical architectural trends characteristic of New Orleans
- Using sustainable, environmentally-friendly materials and energy efficient appliances and fixtures for construction to pass along greater savings to the homeowner
- Elements of Universal Design that provide an opportunity for people with a variety of physical abilities to live comfortably and to age-in-place in the home





Working with Government Funding

- Excellent source for assemblage of capital stack – subsidy.
- Competitive award process – limited funds
- Requirements can lengthen total development process - environmental test
- Strict compliance and reporting procedures
- Reimbursable funding - Slow/Delayed payments



The Muses

Role: Co-developer



Muses I and II

New construction of affordable rental units in Central City New Orleans

Units

263 Affordable Units

Size

301,452 SF



Central City Infill Housing



Cost

\$15 million +

Size

90,000 sq. ft.+



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Creating a Strong Future: Together
Jericho Road and Project Homecoming

JERICHO ROAD
EPISCOPAL HOUSING INITIATIVE



PROJECT
HOMECOMING

We aren't just building homes, we're building communities!



Mirabeau Gardens



Cost

\$1.1 million

Size

8,500 sq. ft.



Mirabeau Gardens





7th Ward Revitalization Project

Jericho Road served as co-developer with NewCorp Inc.





Beech Grove Properties Westwego, LA





Historic Renovations





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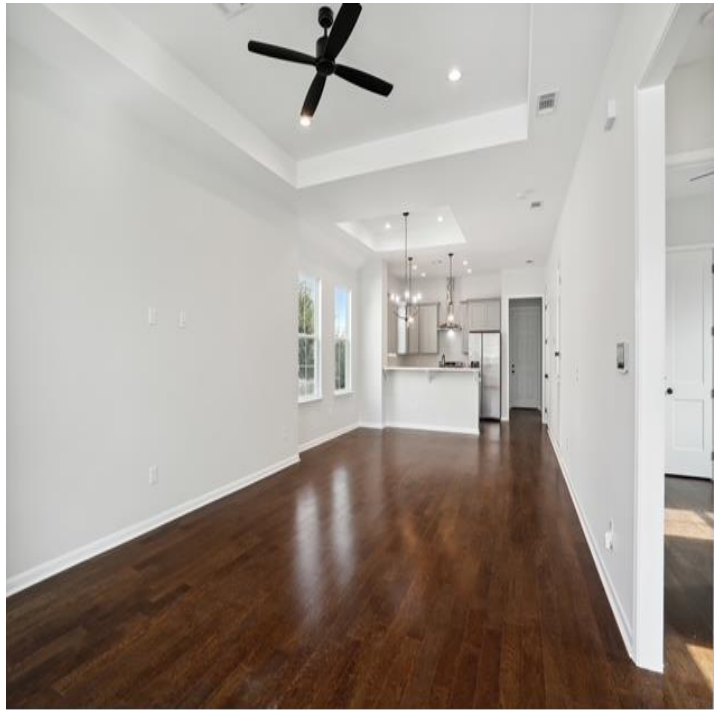
Pontchartrain Park



- Two homes in the historic Pontchartrain Park subdivision include the new fortified construction standards. This will translate into a more weather resistant home and lower insurance rates.

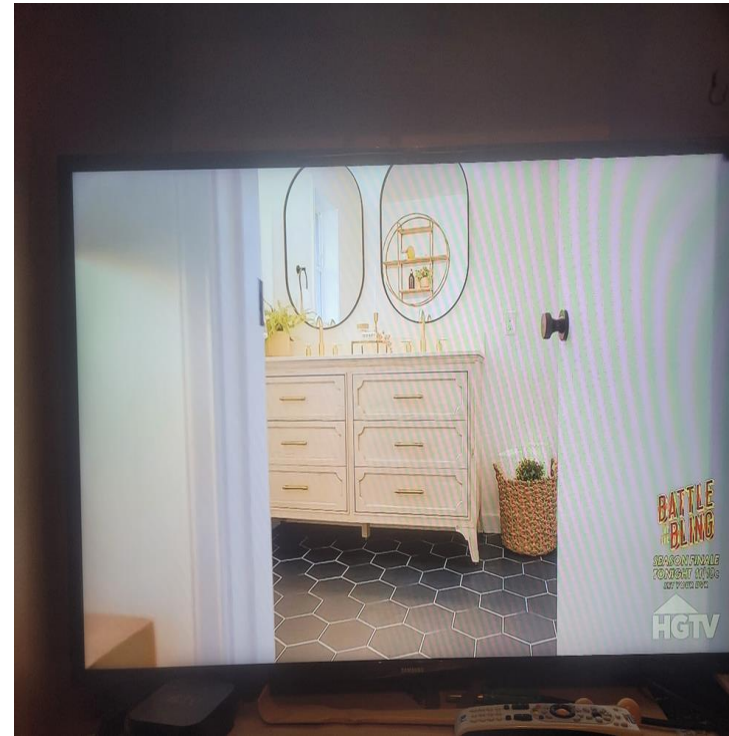


Pontchartrain Park





Pontchartrain Park





Pontchartrain Park



Pontchartrain Park





New Isle De Jean Charles (NIDJC) Terrebonne Parish

**Type: Single-family Homeownership
(Affordable)**

Number of units: 27 units

Phases: – 2

**Homes built to Fortified Gold Standard and
EnergyStar**



New Isle de Jean Charles





New Isle de Jean Charles





New Isle de Jean Charles





JERICHO ROAD

EPISCOPAL HOUSING INITIATIVE





New Isle de Jean Charles



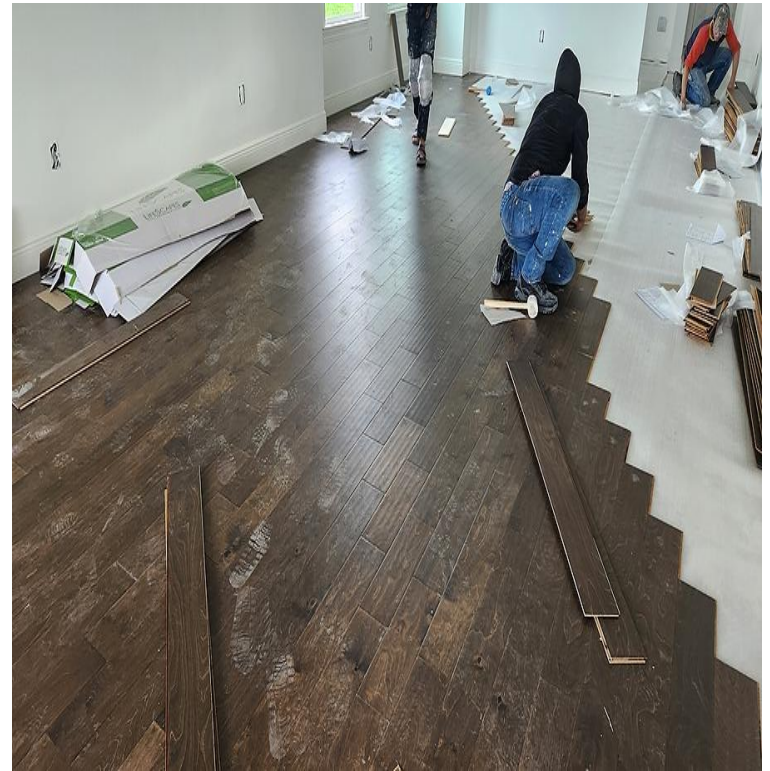


New Isle de Jean Charles





New Isle de Jean Charles



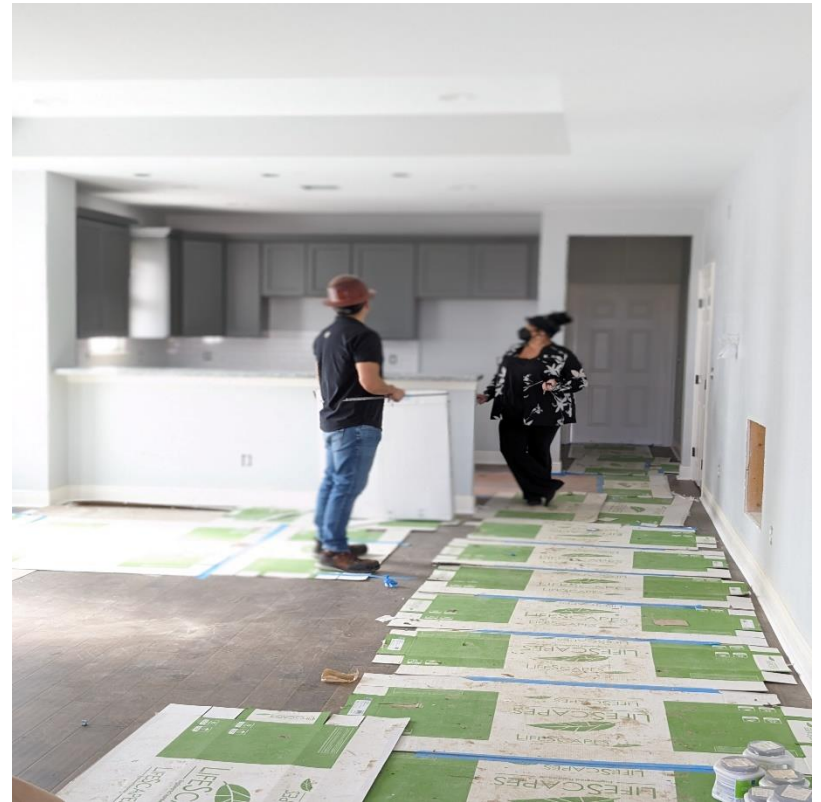


New Isle de Jean Charles





New Isle de Jean Charles





JERICHO ROAD

EPISCOPAL HOUSING INITIATIVE







Jefferson Parish - Senior Replacement Homes

**Type: Single Family Homeownership
(Affordable)**

Phase 1: – 2 units

**Homes feature Fortified Roofs and are
EnergyStar certified**



JERICHO ROAD

EPISCOPAL HOUSING INITIATIVE



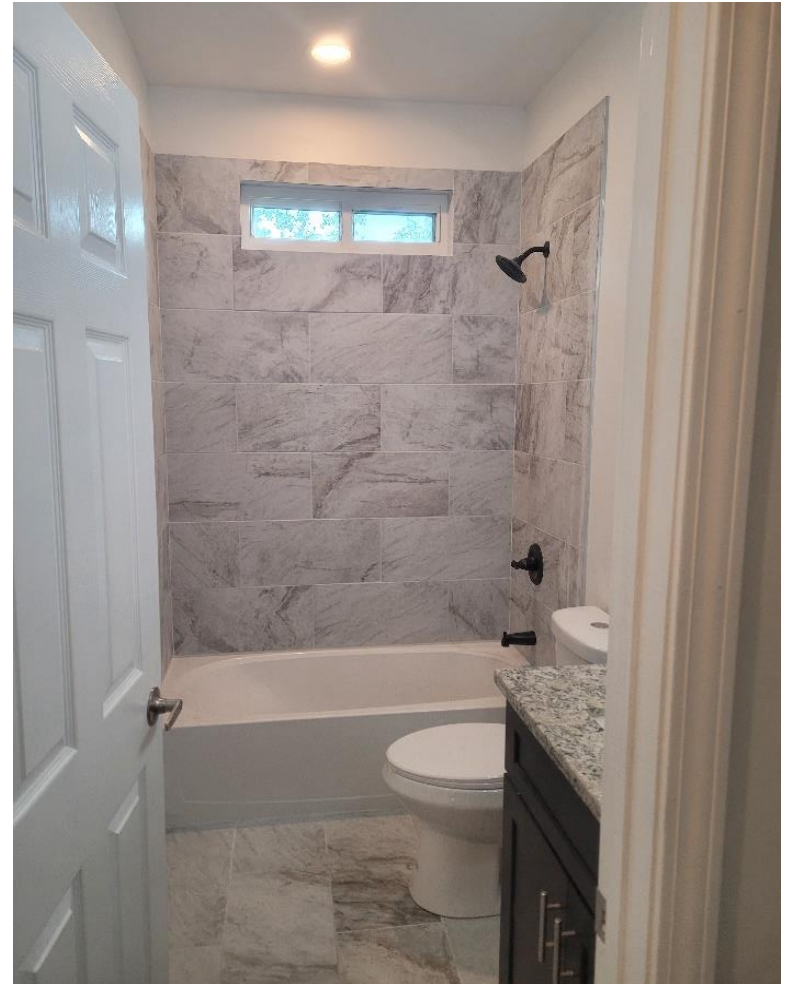


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Land Stewardship





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JERICO ROAD
EPISCOPAL HOUSING INITIATIVE

Community Engagement



Community Engagement

Jericho Road has worked to support collaborations and establish lines of communication between neighborhood stakeholders, private businesses, and civic leaders. Informing and educating residents has transformative power.

Empowering residents cultivates ownership, giving people a vested interest in the things that happen in their community.

Engagement Includes:

- ❑ Neighborhood Associations
- ❑ “Central Circle” Monthly Stakeholder Meetings
- ❑ Jericho Road’s “Bling your Block” Beautification program





JERICHO ROAD

EPISCOPAL HOUSING INITIATIVE





JERICHO ROAD

EPISCOPAL HOUSING INITIATIVE





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EPISCOPAL HOUSING INITIATIVE





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Workforce Development



JERICHO ROAD
EPISCOPAL HOUSING INITIATIVE



Delgado
COMMUNITY COLLEGE

Workforce Development and Technical Education

JERICHO ROAD CARPENTRY TRAINING

In Partnership with
JERICHO ROAD EPISCOPAL HOUSING INITIATIVE
&
JOB1 BUSINESS AND CAREER SOLUTIONS CENTER



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EPISCOPAL HOUSING INITIATIVE





JERICHO ROAD

EPISCOPAL HOUSING INITIATIVE









WFD: Westwego Homeownership





WFD: Westwego Homeownership





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Financial Coaching on the Jobsite





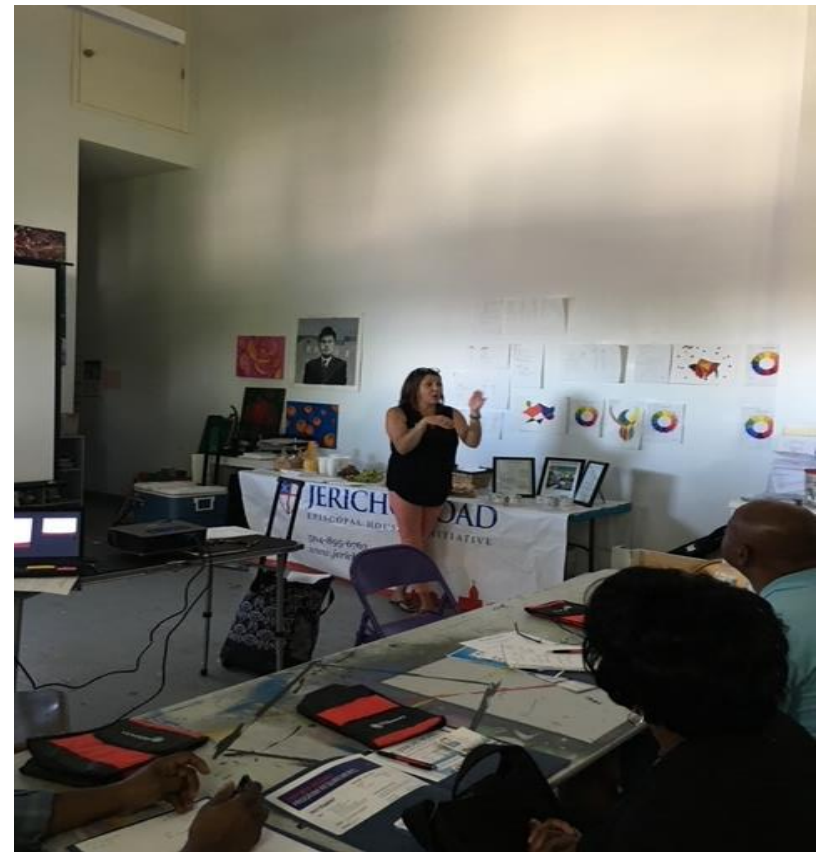
Living Wages = Homeownership





JERICHO ROAD
EPISCOPAL HOUSING INITIATIVE

Homeowner Workshops





Homeowner Virtual Summits

HOMEOWNERSHIP VIRTUAL SUMMIT

Building communities through homeownership!

TUESDAY, JUNE 30, 2020
4:30 – 7:00PM

SUMMIT SESSIONS

- | | |
|--|--|
| <p>4:30 PM
Welcome Address
Speaker: Nicole Barnes
Executive Director
<i>Jericho Road Episcopal Housing Initiative</i></p> <p>4:40 PM
Host Introduction
Speaker: Andreanica Morris
Executive Director
<i>HousingNOLA</i></p> <p>4:50 PM
How to Protect Your Credit and Emergency Savings
Speaker: Deborah Graham
Financial Access Educator
<i>Capital One Bank</i></p> <p>5:10 PM
How to Protect Your Home as an Asset and Avoid Foreclosure
Speaker: Anthony Sartorio
Staff Attorney</p> | <p>5:30 PM
Succession, Wills, Property Research
Speaker: Chelsey Richard Napoleon
Clerk of Civic District Court and Ex-Officio Recorder
<i>Parish of Orleans</i></p> <p>5:50 PM
How Can You Reduce Your Housing Costs Through Energy Smart Program
Speaker: Brandon Muetzel
Outreach Manager
<i>Energy Wise</i></p> <p>6:10 PM
How to Protect Your Home During Hurricane Season & COVID-19
Speaker: Jonathan Stewart
Insurance Agent
<i>State Farm</i></p> <p>6:30 PM
Property Tax Assessments
Speaker: Erroll G. Williams</p> |
|--|--|

THURSDAY, JULY 29

5:30 - 7:00 PM

via zoom



NEW ORLEANS

HOMEOWNERSHIP SUMMIT

PRESENTERS



MATTHEW WILLARD
State Representative,
Louisiana



ERROLL WILLIAMS
Orleans Parish
Assessor



CHELSEY RICHARD NAPOLEON
Clerk of Civil District &
Ex-Officio Recorder



TONELL JONES
Staff Attorney,
Southeast Louisiana
Legal Services



FRED JOHNSON
Executive Director,
Neighborhood
Development
Foundation



CAROL JOHNSON
Mortgage Broker,
Loan Fox



CHIQUITA LATTIMORE
Vice President,
Financial Capability,
United Way of
Southeast Louisiana



HOSTED BY NICOLE BARNES
Executive Director,
Jericho Road

SCHEDULE

- 5:30 PM** NICOLE BARNES, EXECUTIVE DIRECTOR, JERICHO ROAD
Host
- 5:32 PM** LA STATE REP. MATTHEW WILLARD
Updates on HB143
- 5:45 PM** ORLEANS PARISH ASSESSOR ERROLL WILLIAMS
Information on Tax Assessments
- 6:00 PM** CLERK OF CIVIL DISTRICT COURT CHELSEY RICHARD NAPOLEON
Property Records Research

- 6:12 PM** TONELL JONES, STAFF ATTORNEY SOUTHEAST LA LEGAL SERVICES
Mortgage Assistance
- 6:24 PM** CHIQUITA LATTIMORE, VICE PRESIDENT, FINANCIAL CAPABILITY,
UNITED WAY OF SOUTHEAST LA
Misc Home Repair Grants and Mortgage Assistance
- 6:36 PM** FRED JOHNSON, EXECUTIVE DIRECTOR,
NEIGHBORHOOD DEVELOPMENT FOUNDATION
Homebuyer Tips
- 6:48 PM** CAROL JOHNSON, MORTGAGE BROKER, LOAN FOX
How to Qualify for a Mortgage

Register for the Summit:
<https://bit.ly/2TuLKFg>
Webinar ID: 846 0165 9037

For more info, contact:
housingoutreach@jerichohousing.org

JerichoHousing.com



Our Impact





Learn more about Jericho Road:
www.jerichohousing.org

Instagram: @jerichohousing

Facebook: @jerichoroadepiscopalhousinginitiative

Twitter: @jerichohousing

Capital Area Planning Services, LLC

Development Overview from Beginning to End

Woodrow Muhammad AICP, MLA, SI
Land Use Consultant and Designer

Sunday, March 16, 2025





Capital Area Planning Services, LLC

CAPS, LLC

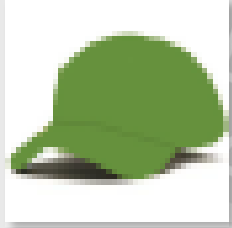
Established in 2011

Service Area includes the

Baton Rouge Metro, Mississippi and all areas that apply

Clientele: Architects, Builders, Landowners, Engineers, Surveyors, Government Agencies

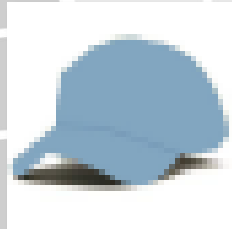
Services



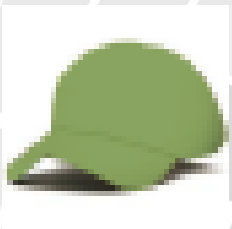
Residential Design



Landscape Design



Permit Assistance

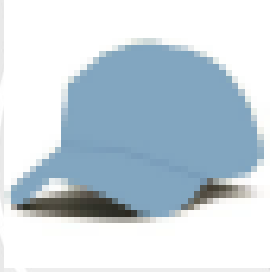


Concept Design



Site Selection

- Zoning of the Subject Property
- Zoning of the Adjacent Properties
- Future Land Use for the Area
- Available Infrastructure i.e. sewer, water, gas, electricity



Site Selection

- Know the Jurisdiction's Code
- Permit Requirements
- Wetland Determination
- Walk the Site with a professional (consultant, designer, land planner)
- Property Survey (Retracement)



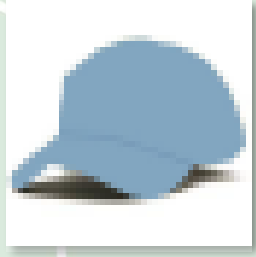
Site Design

- Do a concept design first based on the code
- Prepare a development pro-forma to help to determine feasibility
- Know flood elevation requirements
- Know the permit approval process and timeline
- Prepare for worse-case scenario



Site Design

- Talk to Neighbors or nearby property owners
- Respect the natural contours or lay of the land
- Soil Testing
- Talk to elected officials for that area
- Local engineers and/or contractors have advantages
- Have site renderings for marketing or soliciting investors /financing

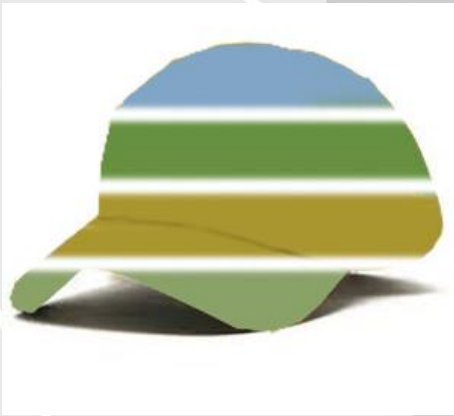


Site Development

- Keep the site clean or in compliance to stormwater pollution prevention requirements
- Use an engineer/architect that have a good relationship with contractor/builder
- Know local rules with respect to when to work and not to



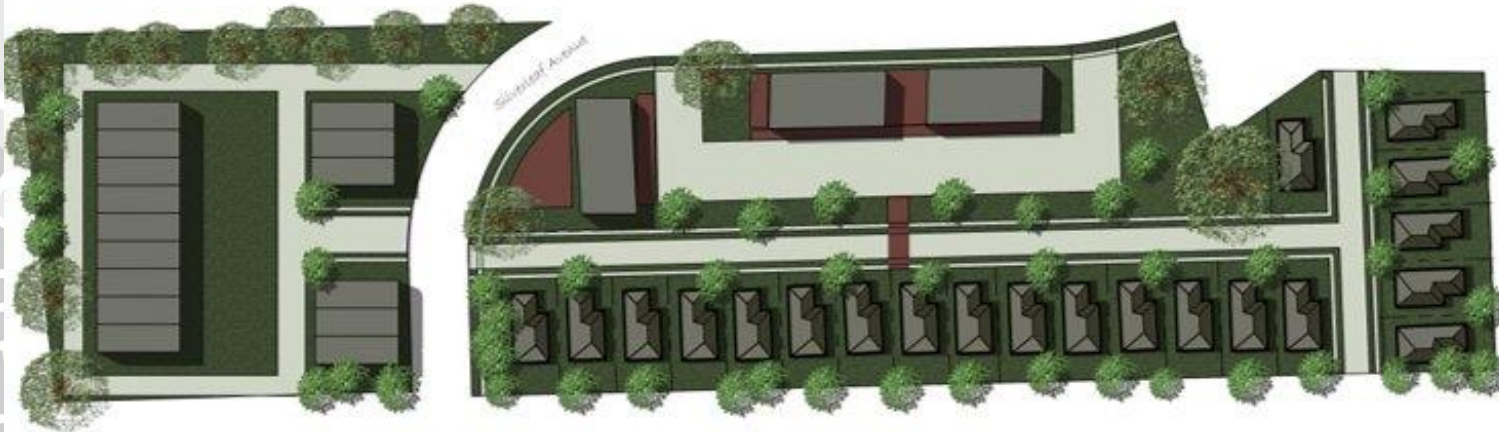
- Keep inspectors in the loop
- *Have someone on your team that knows the next step or the whole process.*



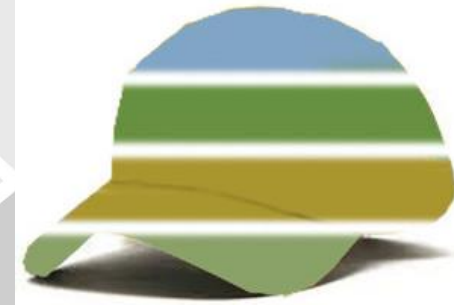
Concept Subdivision Plan



The Estates at Pioneer Valley Preliminary Site Plan Rendering



1. Total Area is 18.70 Acres.
2. 20 Single Family Detached Lots
3. Lot Dimensions - 60'x125'
4. Lot Area is 7,500 sq. ft.
5. 15 Single Family Attached Units
6. 45,000 sq. ft. of commercial or live/work units.
7. Greenspace - +/- 2.8 acres or 15 Percent of Total Area



Rendered
Preliminary
Site Plan for
Marketing

**“Let us put on our
thinking
CAPS
to serve
your land
development needs”**



 SCAN ME

www.capsllconline.com

