WEEK 2
Saturday
March 2, 2024

10TH 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: Path Forward:
Eric L. Porter
Co-Creator CSND/ComNet LLC

9:10 AM: ***Curriculum Direction:***
Dr. Sung No,
Co-Director, SU EDA University Center

9:15 AM: ***"Build Baton Rouge"***
Kendra Kendricks & Gretchen Siemers

9:50 AM: ***"Acquisition II: Adjudicated Properties"***
Victoria Hines,
Circular Consulting

10:40 AM: ***Break***

10:50 AM: "**Affordable Housing Advocacy"**
Andranecia Morris, Exec. Director
HousingNola

11:45 AM***:*** ***"Capacity Building in Real Estate Development"***
Nicole Barnes, Exec. Director
Jericho Episcopal Housing Initiative

12:25 PM: ***"Site Development and Project Planning:***
Woodrow Muhammad, Owner
Capital Area Planning Services, LLC

12:55 PM: ***Closing:***
Eric L. Porter, Dean Andrews & Dr. Sung No

EDA University Center for Economic and Entrepreneurial Development, COB, Southern University, Baton Rouge

AACSB ACCREDITED

SOUTHERN UNIVERSITY College of Business

ComNet, LLC

Build Baton Rouge

Build Baton Rouge

East Baton Rouge Parish Redevelopment Authority

- A separate political subdivision of the state of Louisiana governed by a 5-member Board of Commissioners with a jurisdiction that includes all East Baton Rouge Parish
- Became Build Baton Rouge after State Representative Ted James sponsored 2020 legislation to formally change the name to Build Baton Rouge
- Comprehensive rebranding to be more aligned with other similar agencies across the country

Build Baton Rouge

Vision

A more vibrant Baton Rouge for everyone.

Mission

Bringing people and resources together to promote equitable investment, innovative development, and thriving communities across all of Baton Rouge.

Values

Accountability | Equity | Community Collaboration | Innovation | Inclusion | Service

What is redevelopment?

Priorities

Develop and Revitalize Disinvested Areas

- Create plans for growth and resiliency
- Leverage community assets
- Develop affordable housing and prevent displacement
- Reduce blight and increase property values

Priorities

Drive economic impact through equitable investment

- Create opportunities for every resident and neighborhood by working to retain jobs
- Provide business assistance and reduce inequality thus promoting economic growth

Priorities

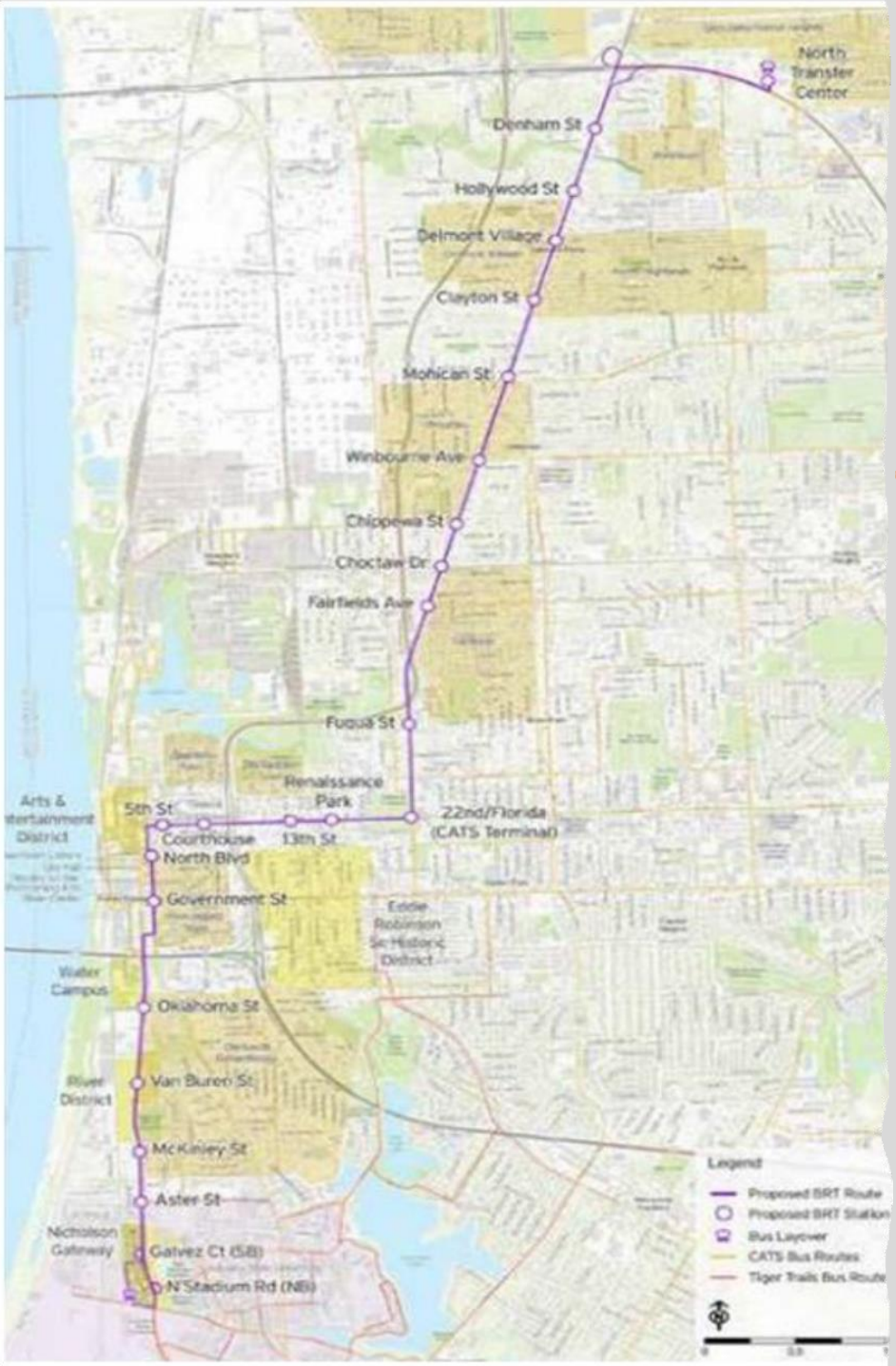
Advance partnership to build community-wide capacity

- Work with an array of local, regional, national and global partners to magnify our impact and enhance BR
- Contribute to, support and share resources with organizations - Identify and create cross-organizational synergies
- Advance partnerships
- Optimize deployment of local wealth

Plank Road Project

Plank Road History

- Post school desegregation, white-flight and area disinvestment has left the corridor predominantly black and devastatingly poor.
- Today, the area around Plank Road is 96% African-American and has a median household income of approximately $26,000 a year.



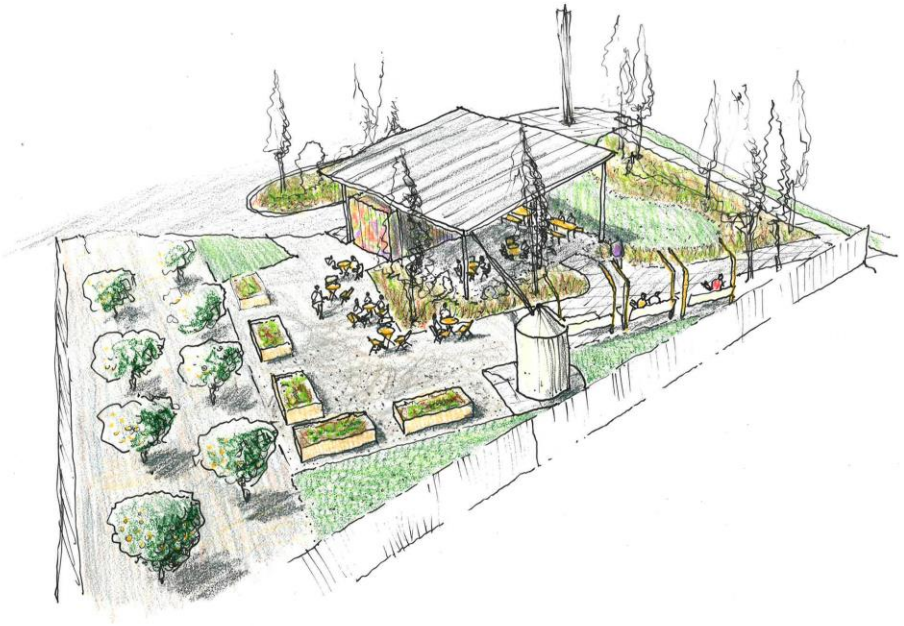
Plank-Nicholson BRT

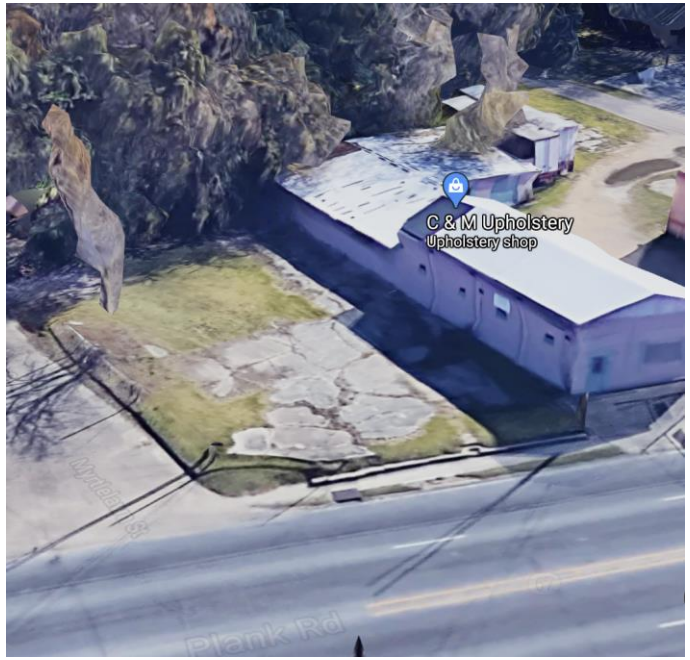
- First Bus Rapid Transit installation in Louisiana
- Design underway, target operational date 2024
- Connections from Plank Road neighborhoods to Mid- City, downtown, LSU Campus, and other activity hubs
- Safety enhancements to protect pedestrians and reduce crashes
- Projected ridership increase of 39% over 20 years
- New sidewalks, curbs, and ADA-compliant intersections for the majority of Plank Road

Plank Road Project

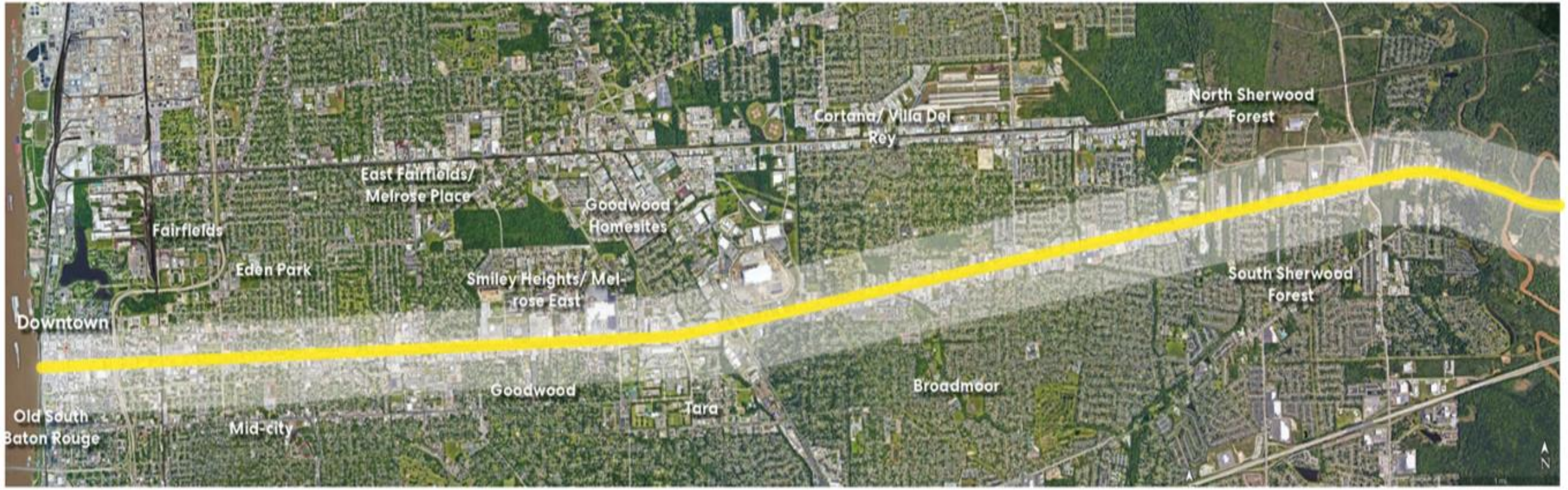
Pocket Park

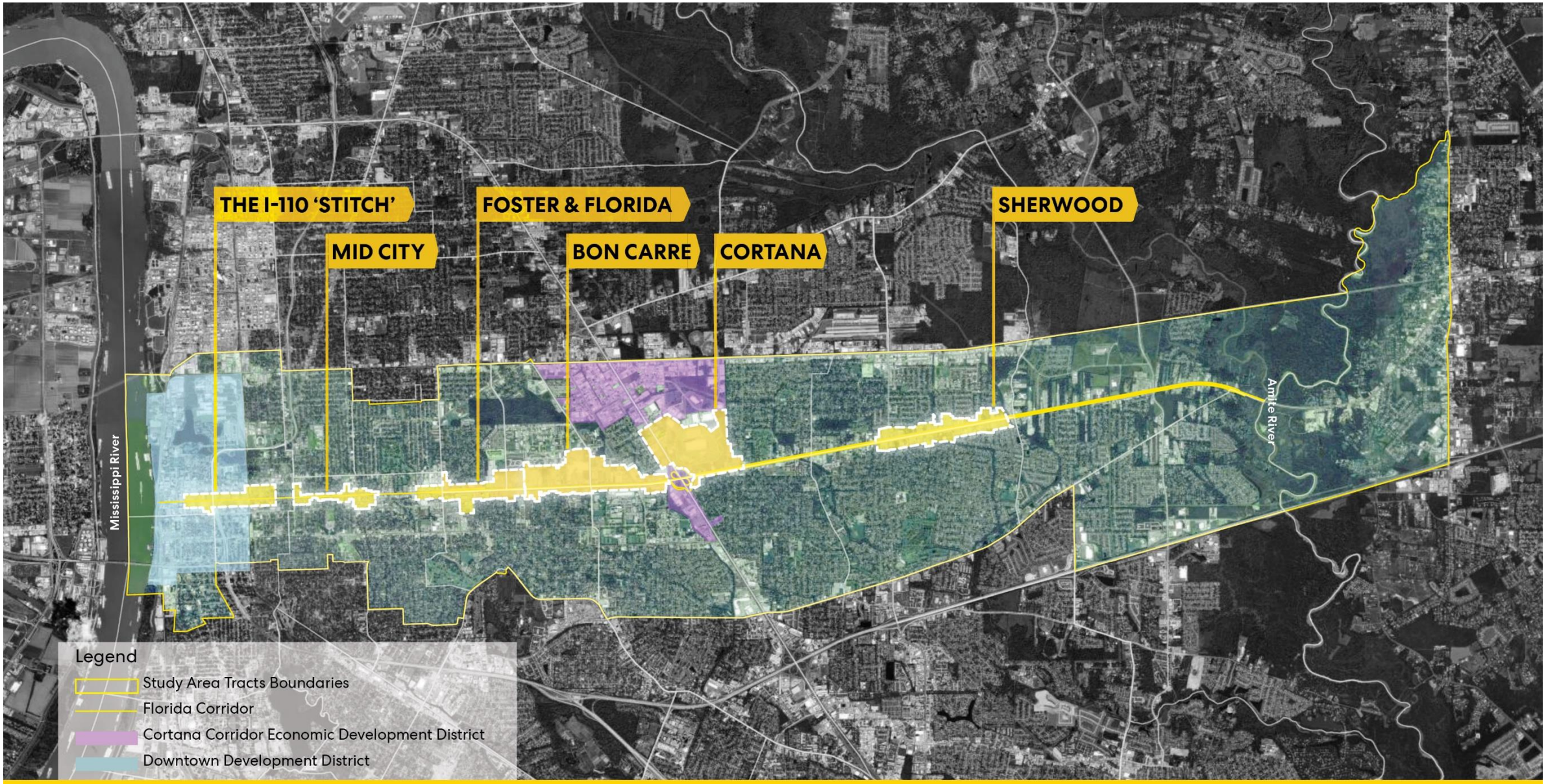
Transform a vacant piece of land along Plank Road into a community greenspace.





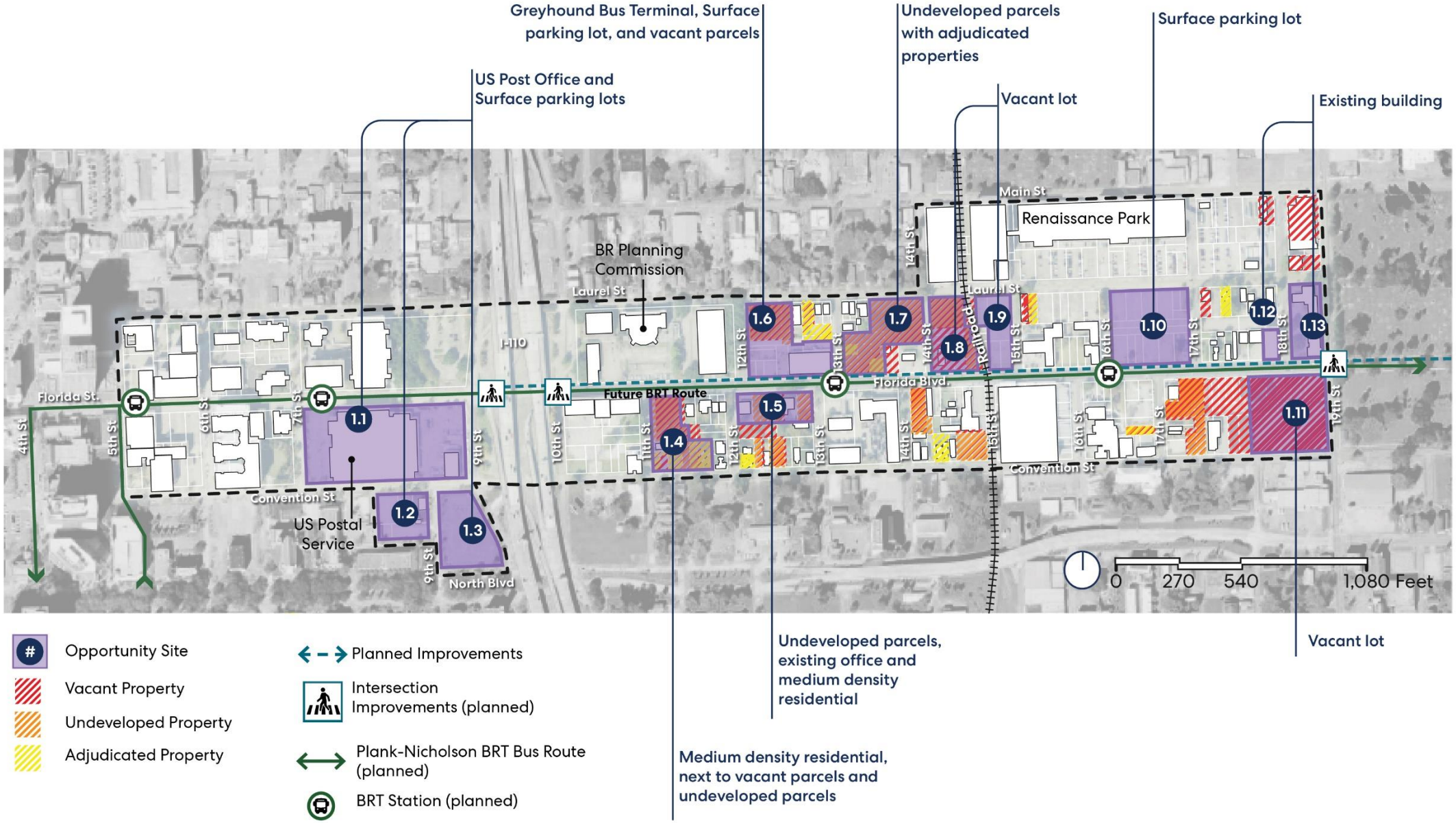
Florida Corridor





Neighborhood Center Locations

CONCEPT FRAMEWORK: OPPORTUNITY SITES



THE I-110 'STITCH' : EXISTING ZONING & ASSETS

Existing Assets

1. Russell B. Long Federal Building
2. United States Postal Service
3. Baton Rouge Planning Commission
4. East Baton Rouge Parish Health Unit
5. Greyhound Station
6. Renaissance Park
7. Inglesia Ni Cristo
8. St. Vincent De Paul
9. Mt. Pleasant Baptist Church
10. Mid City Redevelopment Alliance

Existing Zoning

- C1 - Light Commercial
- C5 - Business
- C2 - Heavy Commercial
- M1 - Light Industrial
- Vacant Property
- Undeveloped Property
- Adjudicated Property

Land Bank

Land banks are governmental or non- governmental entities that acquire, hold, manage, and develop problem properties – such as vacant lots, abandoned buildings, or foreclosures – into productive uses like affordable housing and green space.

Land Bank

- There are 130 properties in the BBR Land Bank
- 40 of the properties are tied to specific development plans, about ½ of the properties are available for purchase.
- Properties transferred to BBR from the City-Parish's adjudicated inventory often have clouded titles.
- Since 2018 BBR has worked with several partners on initiatives to educate and address the title clearing problem in Louisiana Law.

The Community Development Ecosystem

What We've Done

City-Parish General Fund support since 2018:

2018: $500,000
2019: $500,000
2020: $825,000
2021: $825,000

TOTAL: $2,650,000

- In partnership with CATS and the Mayor's Office, secured **$15 million** in federal matching funds for Bus Rapid Transit
- In partnership with the Mayor's Office and the Housing Authority, secured **$30 million** HUD Choice Neighborhoods Grant
- Created the Imagine Plank Road Plan for Equitable Development and secured over **$5.2 million** for its development and implementation
- Led the spend-down of over **$10 million** to date in backlogged HUD community development grants and returned the City-Parish's HUD grant status to full compliance
- Leveraged partnership with CAFA to expand land bank activities through over $900,000 of grant and loan support
- On-going partnership and engagement with a host of community partners around equitable community development and urban revitalization.

The City-Parish's financial support of BBR has led to more than $50 million in grant funding secured to fund BRT, Choice Neighborhoods at Ardendale and the Plank Road Masterplan, a more than 1800% return on investment.

Gretchen Siemers
gsiemers@buildbatonrouge.org

www.buildbatonrouge.org

Creating Sustainable Neighborhood Developers' Program: *Virtual*

The Pros and Cons of Adjudicated Properties and Creating a Space for Affordable Housing

March 2, 2024

What We Will Cover:

1. Adjudicated Properties and the Tax Sale/ Process
   a. Notice
   b. Tax Sale Certificate
   c. Redemption
2. How to Quiet Tax Title
   a. Petition to Quiet Tax Title
   b. Acquisitive Prescription
3. Affordable Housing and Benefits to Developing

What is an Adjudicated Property ?

- "Adjudicated property" means property of which tax sale title is acquired by a political subdivision pursuant to Louisiana Revised Statutes (La.R.S.) 47:2196. While the property is adjudicated to a political subdivision, the tax debtor (original owner) is still liable for the property.
- Once a property is adjudicated, the political subdivision (usually a City/Parish) has three options: 1) quiet tax title; 2) DOAP (Donation of Adjudicated Property- La.R.S.47:2205); or SOAP (Sale of Adjudicated Property- La.R.S.47:2202); both usually include restrictions such as: build/renovate the property within a specific period of time.
- If DOAP is selected, the transfer must be for a public purpose.

TAX SALE PROCESS

NOTICE:

The city must send notice to the tax debtor prior to placing property in tax sale

TAX DEBTOR:

As of the date of determination, the person listed on the tax roll in accordance with R.S. 47:2126.

TAX SALE CERTIFICATE:

Document recorded by taxing authority; verifies tax sale interest acquired by tax sale purchaser

TAX SALE REDEMPTION:

Tax debtor has three (3) years from the recordation of tax sale certificate to redeem (get property back); reduced to 18 mths if there is a blight judgment

TAX SALE CERTIFICATE

STATE OF LOUISIANA, PARISH OF ORLEANS, CITY OF NEW ORLEANS

V.

[redacted]

BE IT KNOWN AND REMEMBERED, that, I, Beverly Gariepy, Director of Finance and ex-officio Tax Collector in and for the City of New Orleans, in the name of the City of New Orleans, and by virtue of the authority vested in me by the constitution and laws of the State of Louisiana and in pursuance of the requirements of those laws, having mailed and published the notice required by law and having strictly complied with each and every requirement of the laws relating to delinquent taxes and tax debtors and to seizures, advertisements, and sale of tax sale title to the property in full, did in the manner prescribed by law, advertise and list in the Times-Picayune the property to be sold for delinquent property taxes with interest and costs for the year(s) 2016 and prior in the City of New Orleans on the 3rd day of March, 2017 and the 7th day of April, 2017, giving notice in the issues of the newspaper and in the list as advertised the following described immovable property appearing in the name of:

[redacted] C/O [redacted]

To Wit:

Tax Bill Number: [redacted]

Property Description: SQ [redacted] LOT [redacted] 2005 TAX SALE C/O [redacted]

Year:	Type:	Balance:	Interest:	Penalty:	Collection:	Total:
2016	Code Enforcement Lien	$4,155.00	$0.00	$0.00	$0.00	$4,155.00
2016	Real Estate	$1,441.94	$216.29	$0.00	$0.00	$1,658.23
2016	Tax Sale Costs	$0.00	$0.00	$0.00	$300.00	$300.00
2017	Tax Sale Costs	$0.00	$0.00	$0.00	$186.00	$186.00
Total:		**$5,596.94**	**$216.29**	**$0.00**	**$486.00**	**$6,299.23**

And on said 11th day of April, 2017, after beginning but not completing said list, I continued the same within legal hours each succeeding legal day offering tax sale title to said property for sale at public auction in the manner required by said laws and the whole or the undivided interest of the tax debtor therein being the smallest amount of said property that any bidder would buy and pay the taxes and costs, and [redacted] being the bidder, and having complied with the terms of sale, became the purchaser of tax sale title to **99%** of the whole of the property or the undivided interest of the tax debtor therein.

NOW, THEREFORE, all the formalities of the law having been complied with, I, Beverly Gariepy, Director of Finance and ex-officio Tax Collector for said City of New Orleans, by virtue of the authority vested in me by the laws of the State of Louisiana do by these presents sell and transfer unto [redacted] of [redacted], tax sale title to **99%** of the whole of the property or the undivided interest of the tax debtor therein last above described with all the improvements thereon. The tax debtor or any person interested personally or as heir, legatee, creditor or otherwise, shall have the right to redeem the property for the period of three years from the date of filing of this tax sale certificate. All redemption payments shall be made through the tax collector of the appropriate political subdivision. Payment shall include all statutory impositions accruing before the date of redemption payment with a five percent penalty and simple interest accruing at one percent per month.

POST- TAX SALE PROCESS

NOTICE:

When a property is sold at tax sale, the city is required to send tax debtor notice of the sale at 30 and 90 day intervals. La.R.S.47:2156 (B)

TAX SALE PURCHASER:

"May" (not required at this point) send notice to all possible tax sale parties of his/her intention to terminate their interest if not timely redeemed. La.R.S.47:2156 (A)

TAXES:

Tax sale purchaser responsible for taxes until redeemed. La.R.S.47:2161(A)

IMPROVEMENTS:

Tax sale purchaser may seek reimbursement. La.R.S.47:2161(B)

WHAT TO DO AFTER THE REDEMPTIVE PERIOD- QUIETING TAX SALE TITLE- La.R.S.47:2266

Petition to Quiet Tax Sale Title

Once the redemptive period (3 years; 18 months if blighted), tax sale purchaser can proceed with quieting tax sale title:

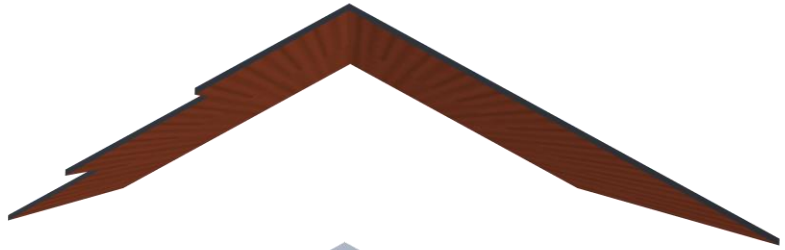
- Must file a "Petition to Quiet Tax Title" in the court of the parish where property located- **CONSULT WITH AN ATTORNEY**
- Tax debtor and all other tax sale parties (who may have an interest) must be included as parties in the lawsuit and served
- If the tax sale purchaser waits 5 years from the date the tax sale certificate is recorded to file the suit, the tax sale purchaser may ask the Court for an immediate judgment quiet tax title; if 5 years have not lapsed, the Court will give the tax debtor or other interested parties 6 months to challenge the suit
- Once tax sale purchaser has a judgment confirming/quieting tax title, he/she may proceed with steps to redevelop the property

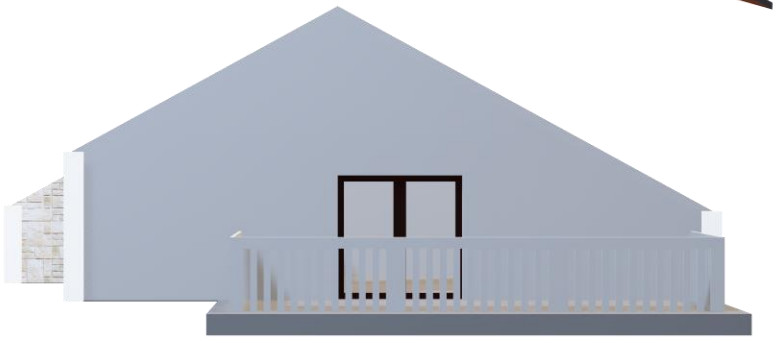
ACQUISITIVE PRESCRIPTION

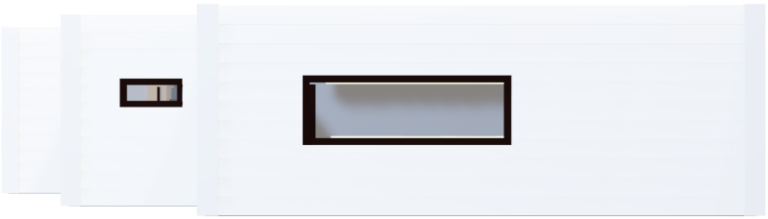
- Louisiana Law provides for a 10-year acquisitive prescription of immovable property.
- Acquisitive prescription is a method of acquiring ownership of something over a period of time. La. Civil Code Article 3446.
- Four requirements:

  1. **Good Faith** on the part of the possessor;
  2. A title proving ownership;
  3. Possession during the requisite period of time; and
  4. An object that may be acquired by prescription

AFFORDABLE HOUSING







What is Affordable Housing

Is There a Need for Affordable Housing

Developing Affordable Housing & Its Benefits

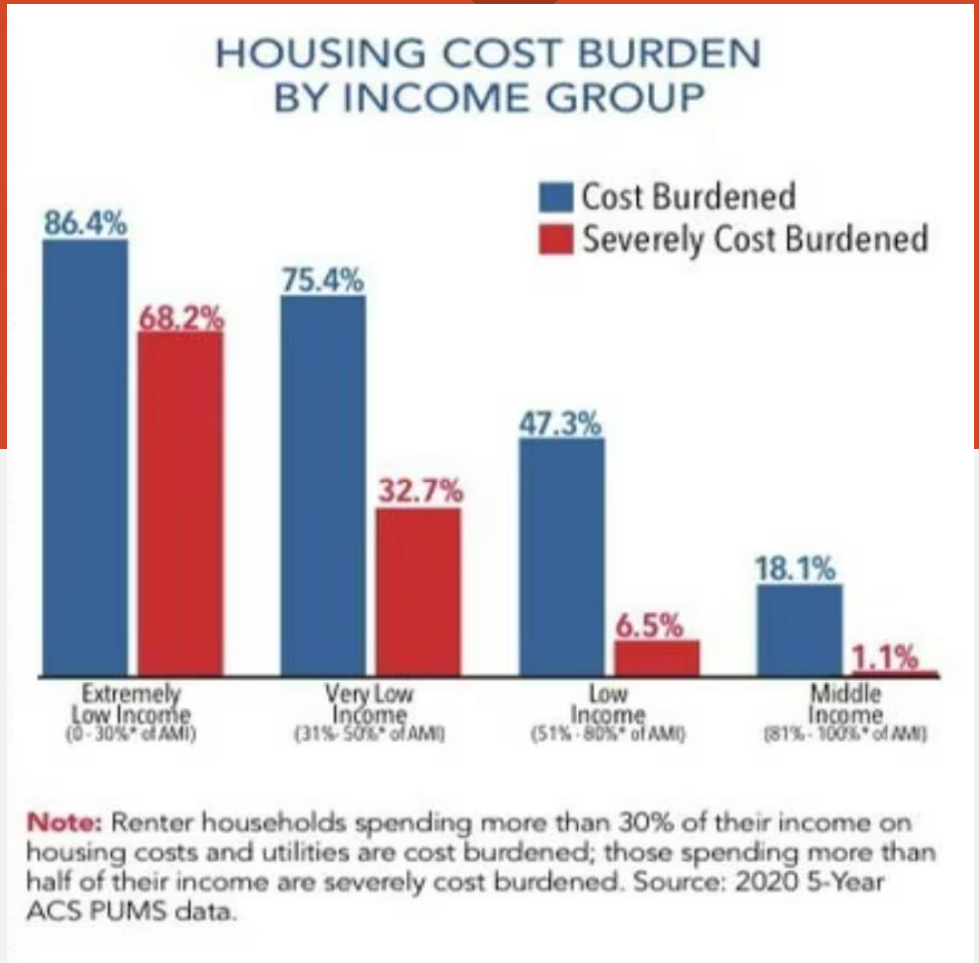
What is Affordable Housing ?

- Affordable Housing is housing which is deemed affordable to those with a household income at or below the area median income (AMI) as rated by the national government or a local government by a recognized affordability index.
- HUD defines housing as affordable when it consumes no more than 30% of a household's income; which is the definition HUD has adopted.

Is There a Need for Affordable Housing ?

- According to the National Low Income Housing Coalition, Louisiana has a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). As a result, many of these households are severely cost burdened, spending more than half of their income on housing.

Is There a Need for Affordable Housing ?



- Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

Developing Affordable Housing and Its Benefits

Important Elements:

- Successful development requires a concentrated effort between local municipality and private sector
- Leverage of federal and private funds
- Takes several years to complete
- Positively impacts the community
- Can spur economic growth
- Developers can benefit through tax incentives (ex., LIHTC)

Questions ?

Let’s Talk About It

THANK YOU!

Contact:

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Email: vjhineslaw@aol.com

CREATING NEIGHBORHOOD DEVELOPERS
AFFORDABLE HOUSING ADVOCACY

#PUTHOUSINGFIRST

HOUSINGLOUISIANA

Louisiana's State of Housing

Andreanecia M. Morris
HousingNOLA Executive Director

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

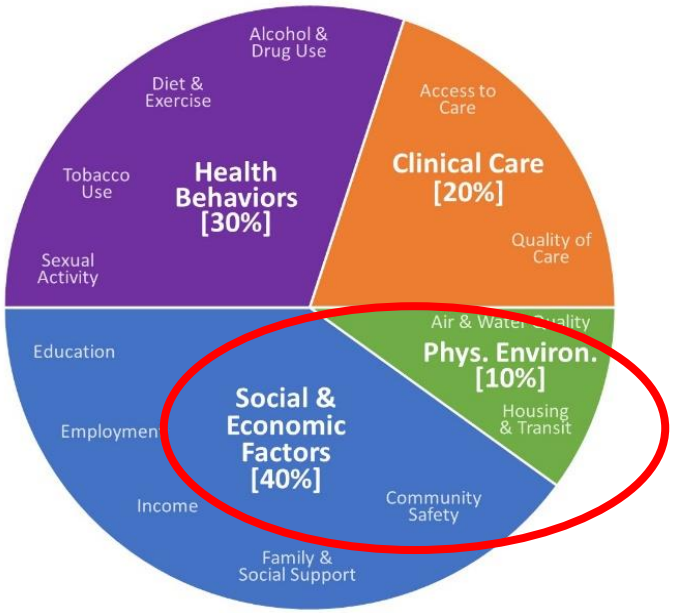
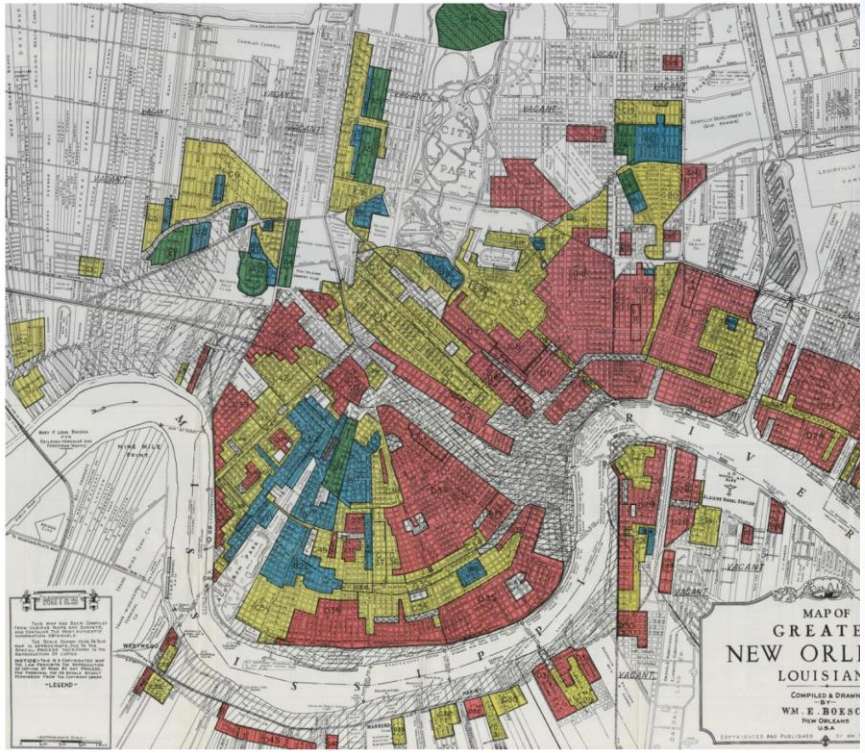


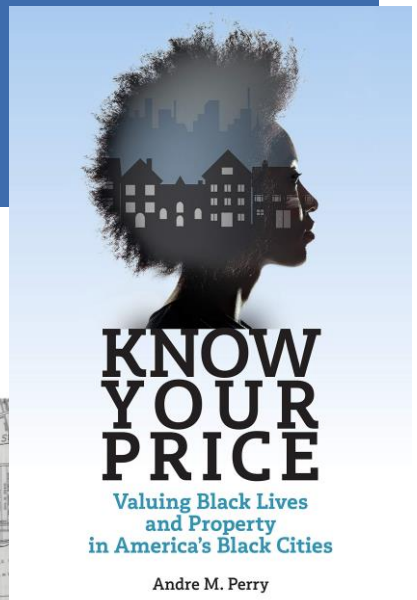
Figure 1: The Factors Impacting Health Outcomes

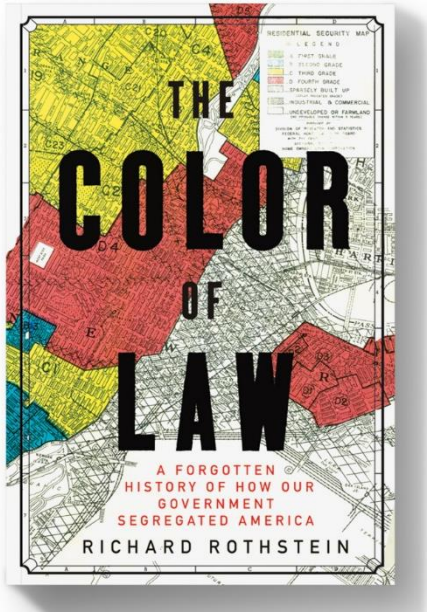
Source: Adapted from the University of Wisconsin's County Health Rankings model (2014)

Discrimination is routine

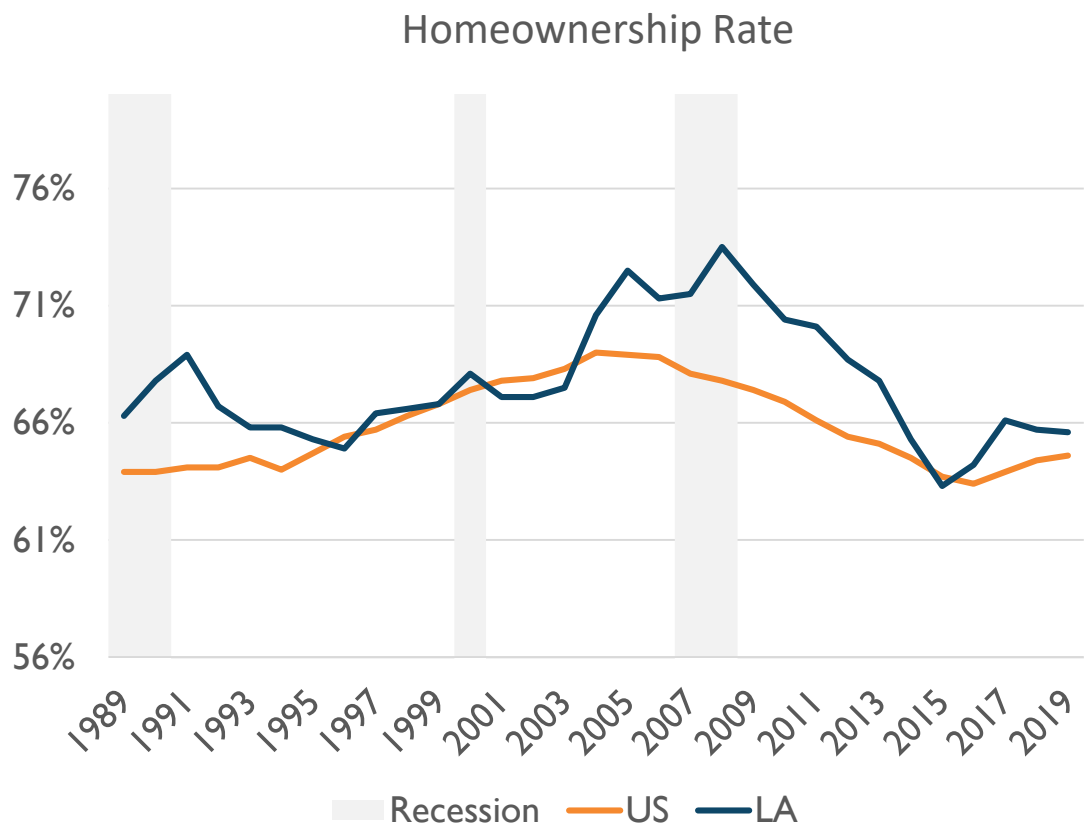
- Overt discrimination against households of color by the government and private sector was legal for most of the 20th century
- Impacts of these practices are still apparent in residential segregation, disinvestment, and the racial wealth divide
- COVID has the potential to widen these disparities

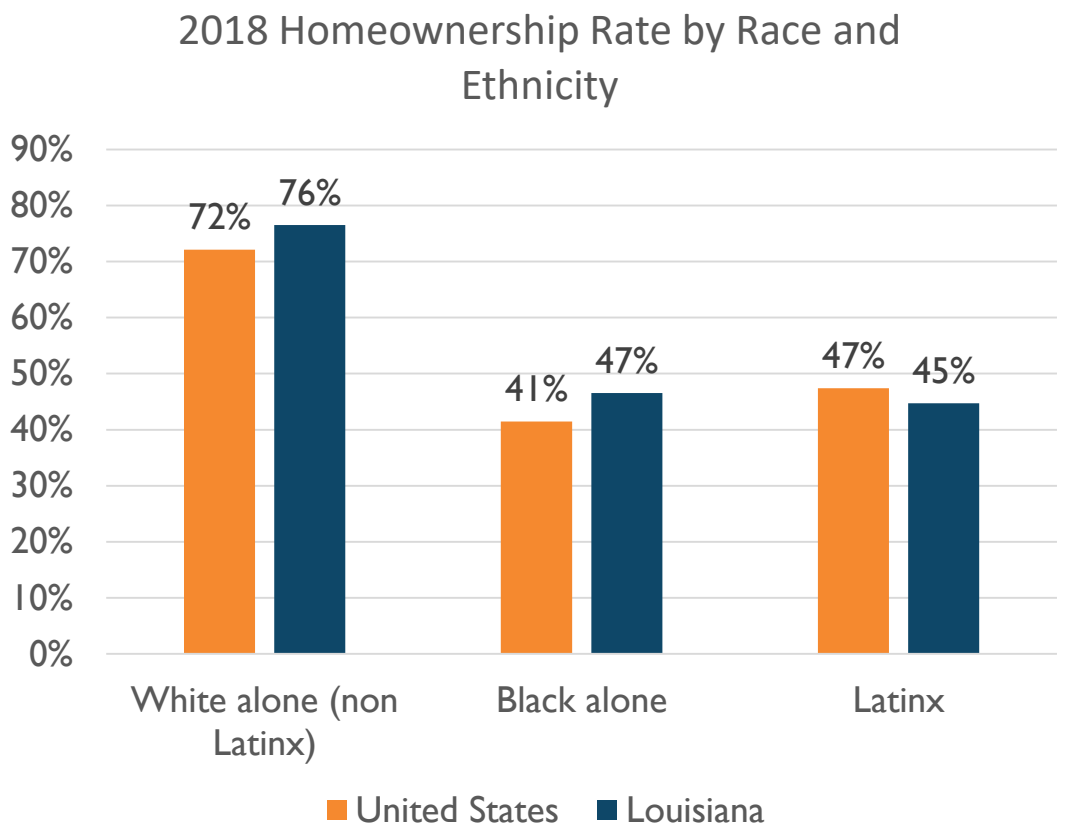






Homeownership rates are lower for Black and Latinx families than white families





Source: Census CPS/HVS, ACS 1-Year estimates

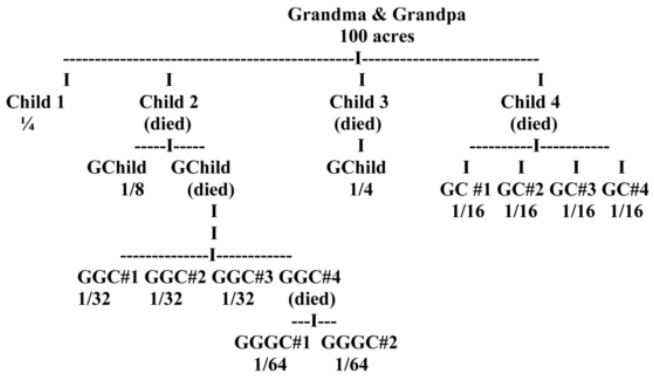
Heirs' Property is a barrier to intergenerational wealth and destabilizes communities

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



Source: Baab, 2011

$50 Billion

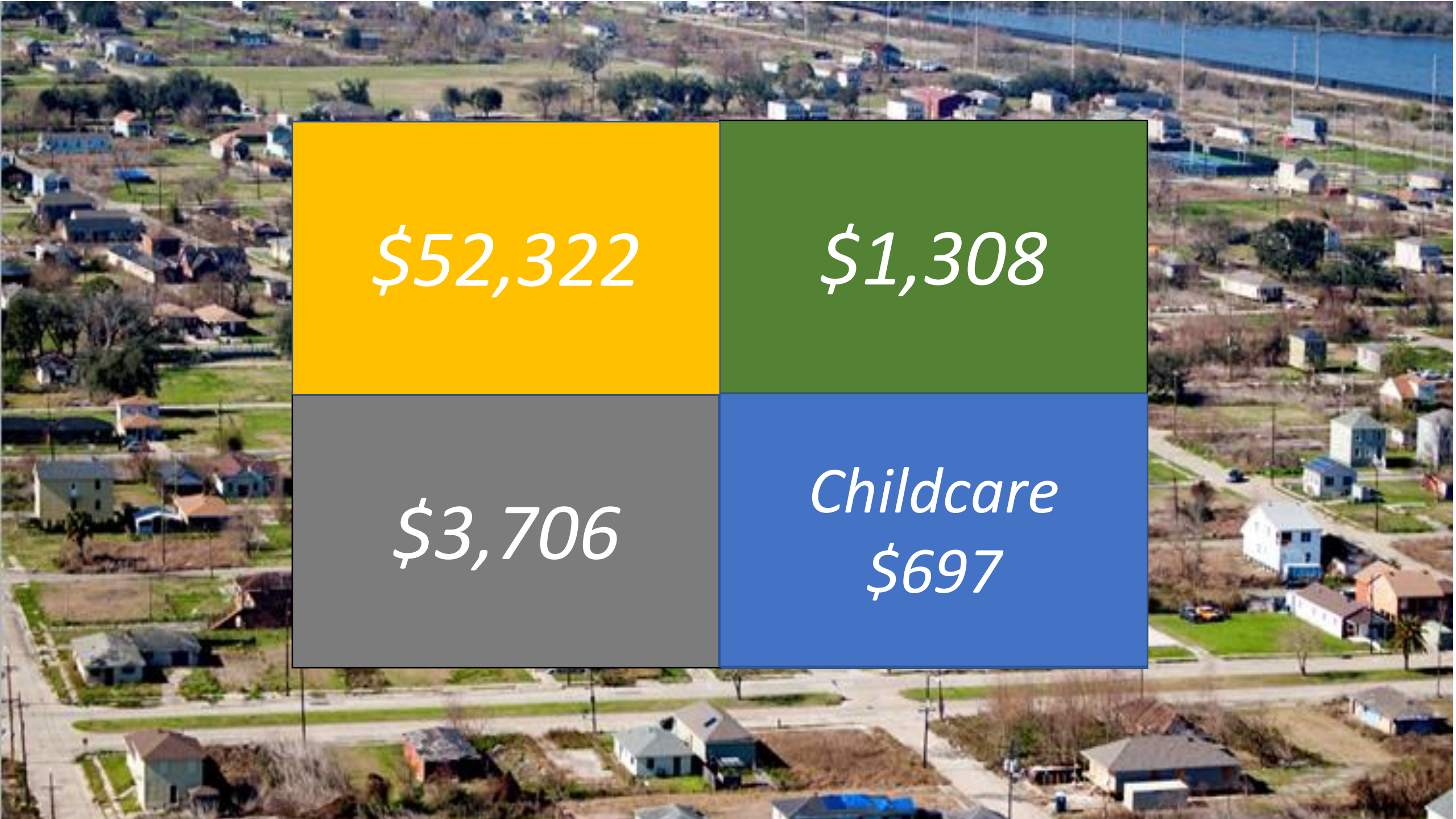
Deployed in New Orleans to create over 100,000 housing opportunities to rebuild through program like the Road Home Grant, the Non-profit Rebuilding Pilot Program, Small Rental Property Program, insurance proceeds, philanthropy and volunteers.

Baronne
Sixth

Current State of Housing

Median Income – $52,322
Median Rent – $1,151
Average Home Value – $302,700

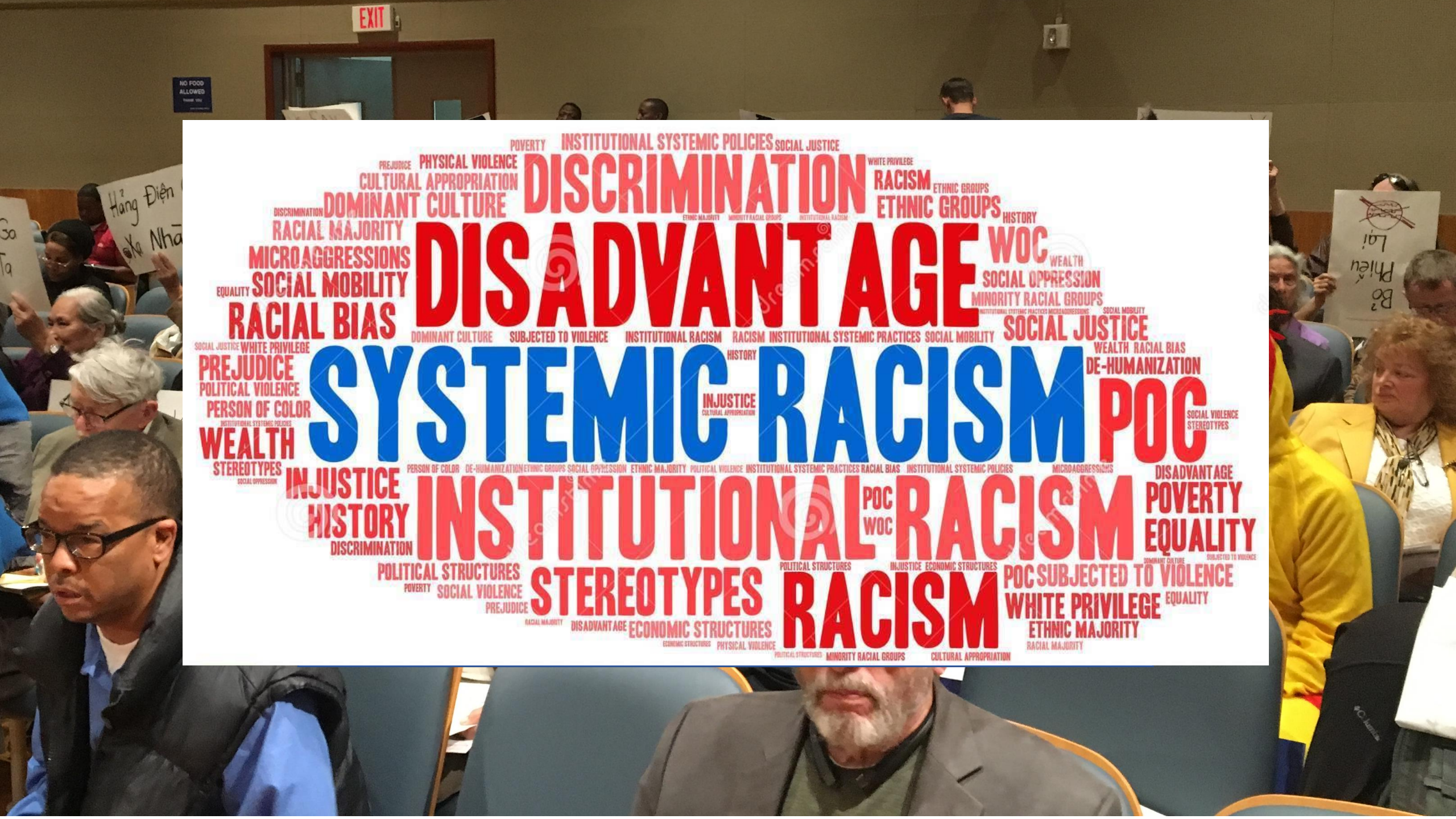
Wages continue to stagnate as housing costs continue to rise.


$52,322
$1,308
$3,706
Childcare
$697

What IS too damn high?

MIT LIVING WAGE $26.42	RENTAL WAGE $24.86
MINIMUM WAGE $12.38	CNO LIVING WAGE $15.00

Sources: MIT Living Wage Calculator Project, National Low-Income Housing Coalition Out of Reach Report (2023); City of New Orleans


EXIT
NO FOOD ALLOWED
POVERTY
INSTITUTIONAL SYSTEMIC POLICIES
SOCIAL JUSTICE
PREJUDICE
PHYSICAL VIOLENCE
DISCRIMINATION
WHITE PRIVILEGE
CULTURAL APPROPRIATION
RACISM
ETHNIC GROUPS
DOMINANT CULTURE
ETHNIC GROUPS
HISTORY
RACIAL MAJORITY
DISADVANTAGE
WOC
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MINORITY RACIAL GROUPS
CULTURAL APPROPRIATION

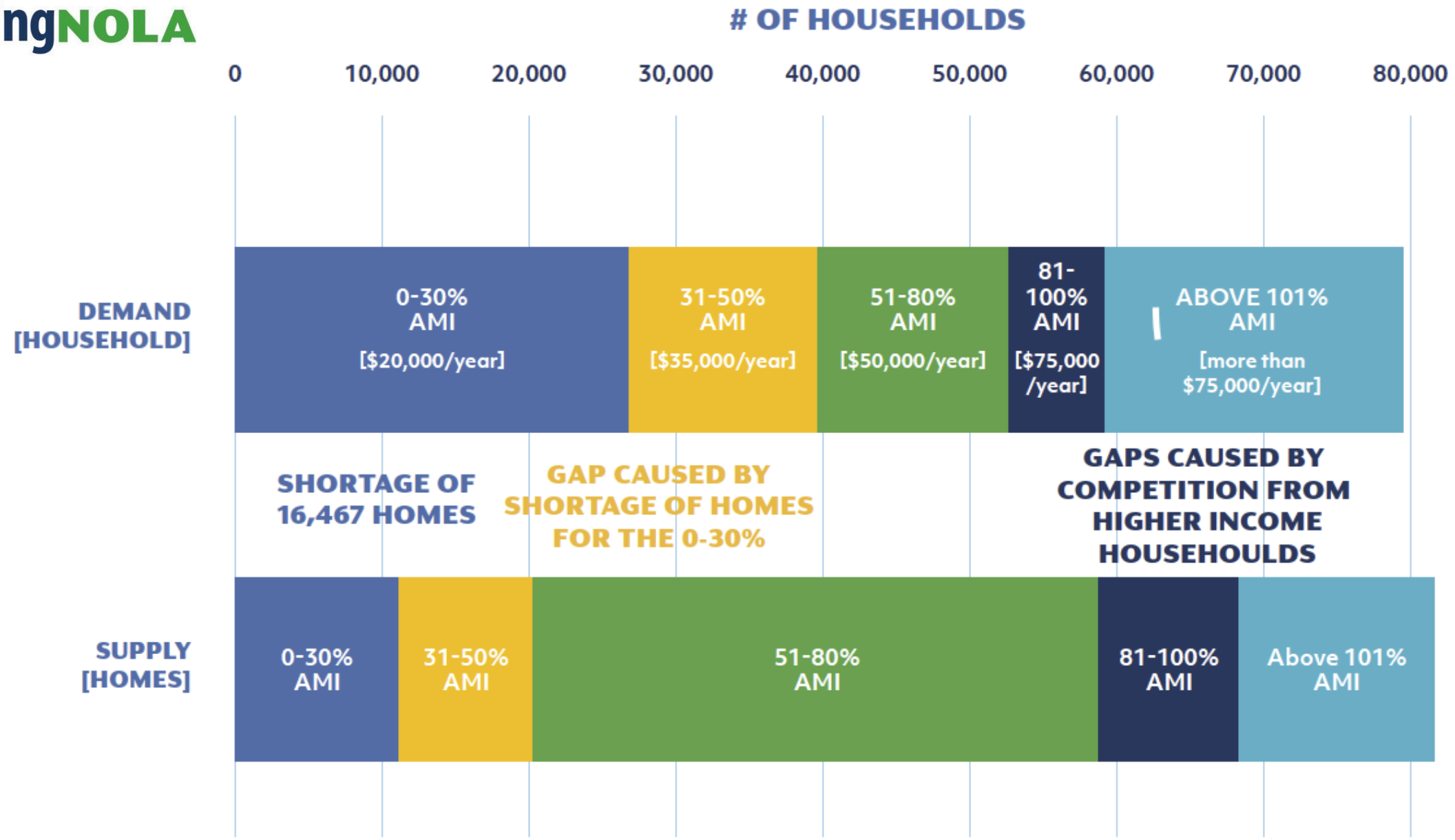
HousingNOLA

2023 ANNUAL REPORT CARD

Evaluation of Progress

Towards a More Equitable New Orleans

Increase affordable housing


OF HOUSEHOLDS
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50,000
60,000
70,000
80,000
DEMAND [HOUSEHOLD]
0-30% AMI [$20,000/year]
31-50% AMI [$35,000/year]
51-80% AMI [$50,000/year]
81-100% AMI [$75,000 /year]
ABOVE 101% AMI [more than $75,000/year]
SHORTAGE OF 16,467 HOMES
GAP CAUSED BY SHORTAGE OF HOMES FOR THE 0-30%
GAPS CAUSED BY COMPETITION FROM HIGHER INCOME HOUSEHOULDS
SUPPLY [HOMES]
0-30% AMI
31-50% AMI
51-80% AMI
81-100% AMI
Above 101% AMI

Reversing Displacement

2023 Public Policy Victories

"Gutted" Healthy Homes Ordinance Adopted

Housing Justice Narrative national campaign launches

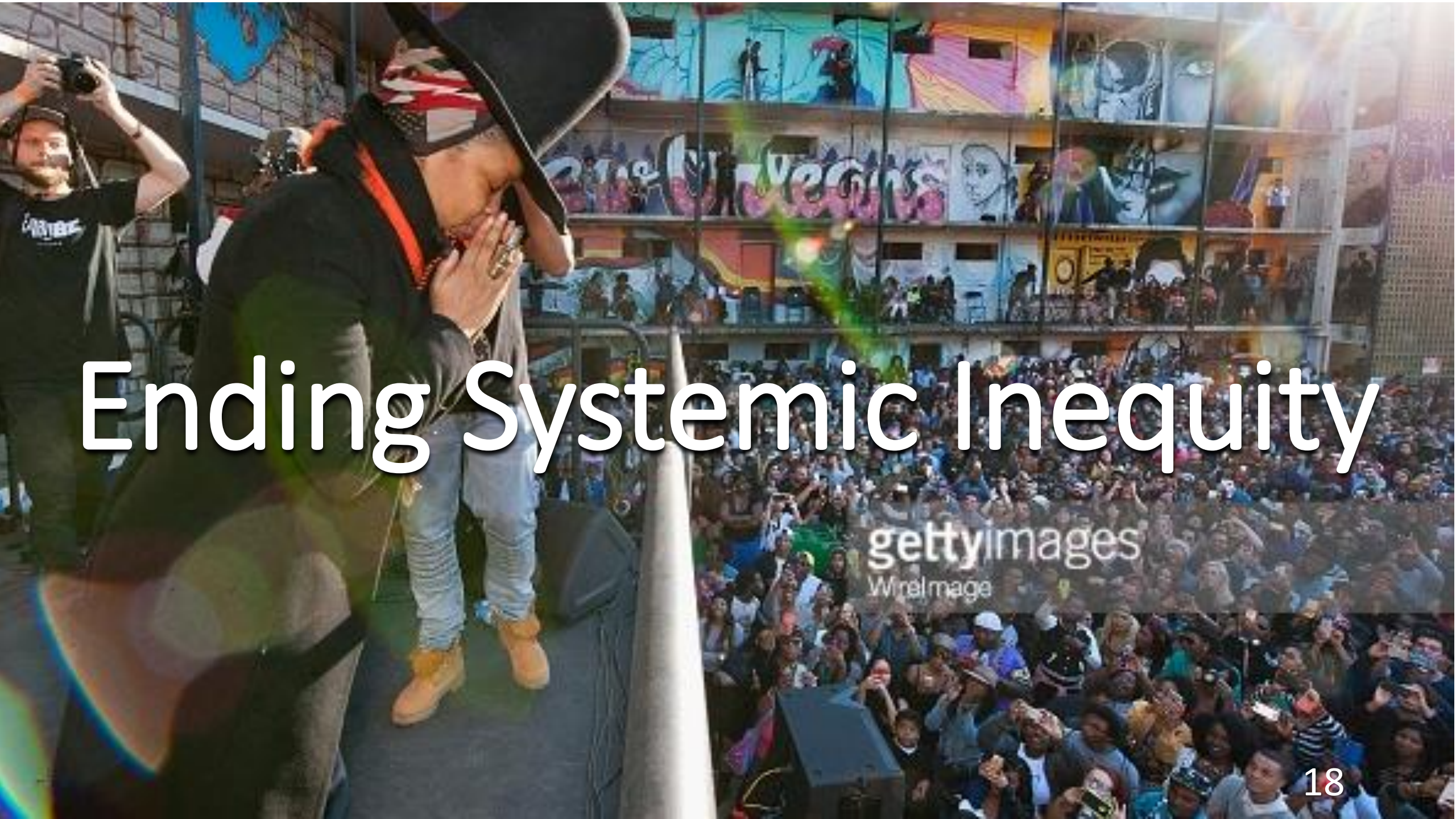
Biden- Harris Administration releases "Renter's Bill of Rights

Implementation of 2021 International Energy Conservation Code

New Orleans implemented Smart Housing Mix ordinance and began research for incentives for small developments

Significant federal aid packages that directly fund housing

Ending Systemic Inequity



2023 GRADE

F – 30%

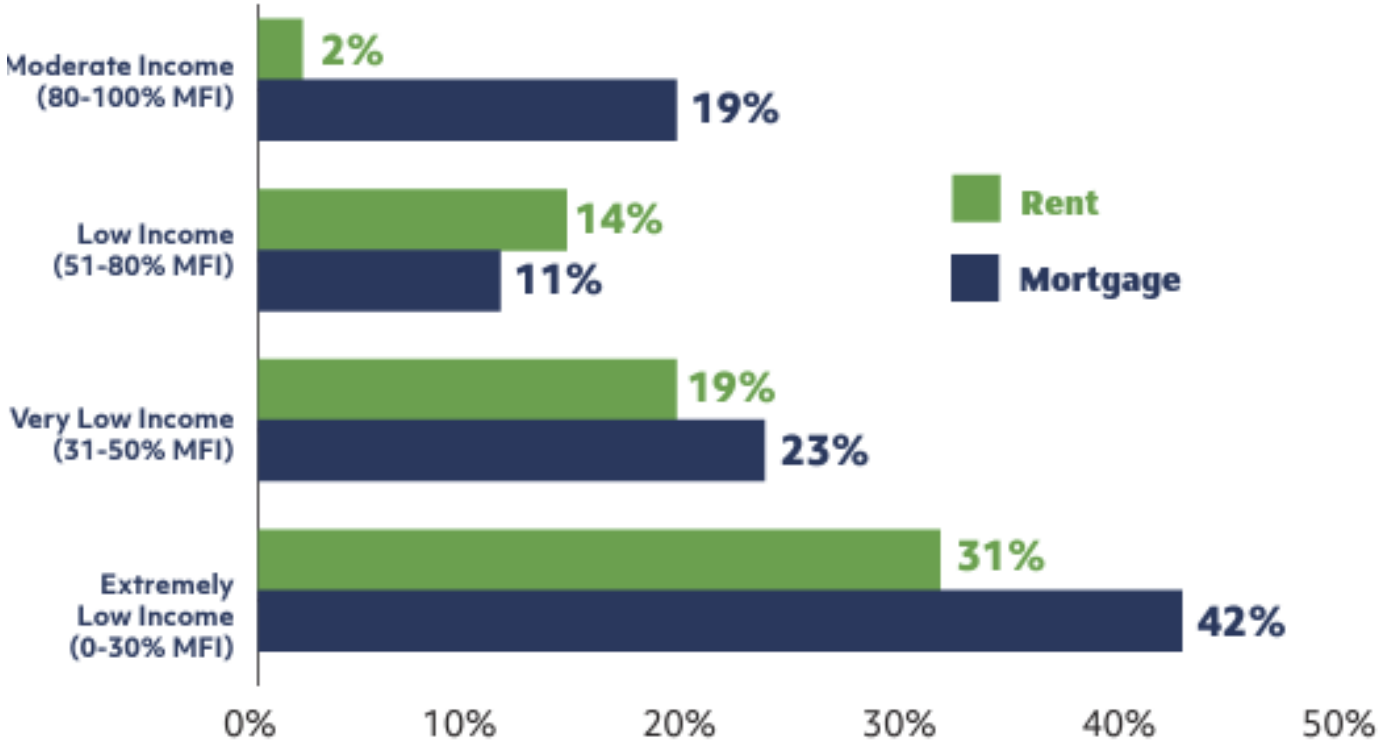
41%	38%	43%	38%	47%	60%	19%
GOAL 1	GOAL 2	GOAL 3	GOAL 4	GOAL 5	GOAL 6	GOAL 7

HousingNOLA

Resilient Communities

Housing Snapshot

Louisiana Households with Missed Payments by Tenure



Louisianans at Threat of Eviction Within Two Months by Race

Hispanic or Latino (may be of any race)	2%
White alone, not Hispanic	28%
Black alone, not Hispanic	38%
Two or more races + Other races, not hispanic	6%

Source: U.S. Census Bureau. Week 36 Household Pulse Survey: August 18 – August 30.

Quality of Life

CORONAVIRUS

IMPACT

Strategic Goals

2024 Action Plan Highlights

90 Day Recommendations

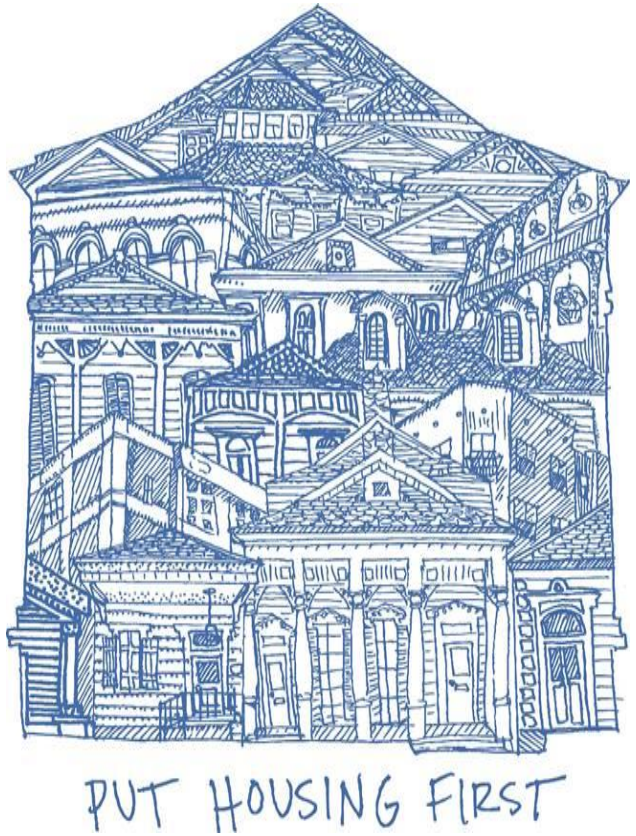
- Healthy Homes Inspectors ($300,000)
- Tiny Homes for the Homeless ($22,000,000)
- Homeless Services and Strategy Support ($10,000,000)
- Storm Relief “Rainy Day” Fund ($25,000,000)
- Tax Relief #KickItBack NOLA
- Housing Trust Fund ($17,750,000 annually)

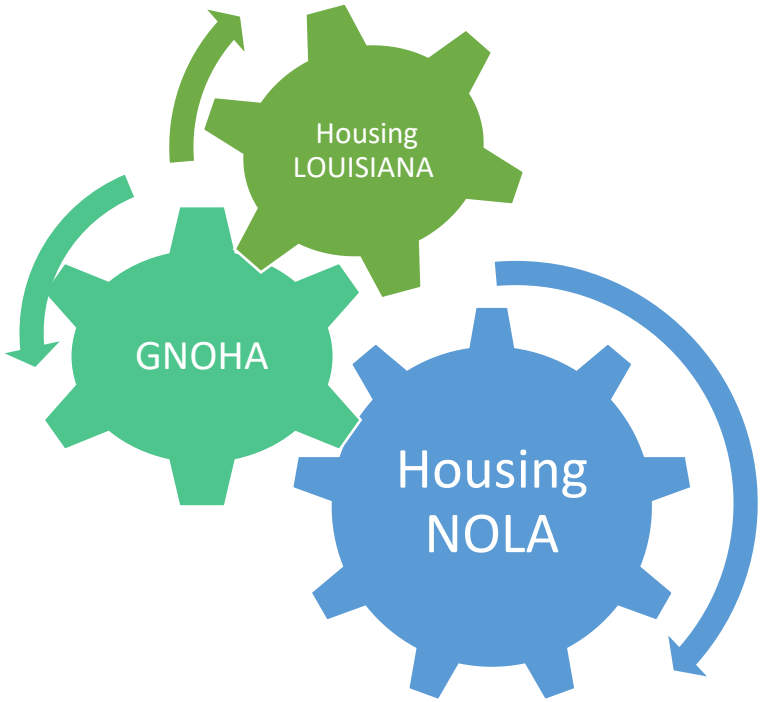
2024 Action Plan Highlights

Continued Funding for the Affordable Workforce Housing Gap Financing Fund: Continue to explore ways to supplement Housing Trust Fund revenue by adding additional resources to the Affordable Workforce Housing Gap Financing Fund. Atlanta recently leveraged an additional $300 million in bond dollars and philanthropic contributions to support its Housing Trust Fund. New Orleans should work toward a similar target over the next 1-2 years.

Green Bank Partnerships with FNO: Work with Finance New Orleans to use Green Bank funding to develop combined rehab/energy efficiency/solar programs that assist low-income homeowners and small landlords.

Housing for ALL
HAPPY ANNIVERSARY
EXIT
GNOHA
GREATER NEW ORLEANS
HOUSING ALLIANCE





A Strategy to Make Housing a Guarantee:

Aligning Policy, Advocacy and Investment Capital in New Orleans & Louisiana

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

2022 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 3[illegible],000 new homeowners in New Orleans**
- **Over 58,700 fully weatherized and rehabilitated homes**
- **13,000 currently-affordable housing units preserved as affordable**
- Over $600 million in investment to help households recover from the immediate **impacts of Hurricane Ida**

$34 billion

PRIORITY: Eliminate Cost Burden	PRIORITY: Close the Racial Wealth Gap	PRIORITY: Resilient Stock & System	PRIORITY: Combat Displacement
Rehab & Energy Upgrades	New Affordable Options (Ownership)	Rehab & Energy Upgrades	New Affordable Options
New Affordable Options	New Spending = Economic Growth	Hurricane Ida 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

Housing for All Action Plan

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

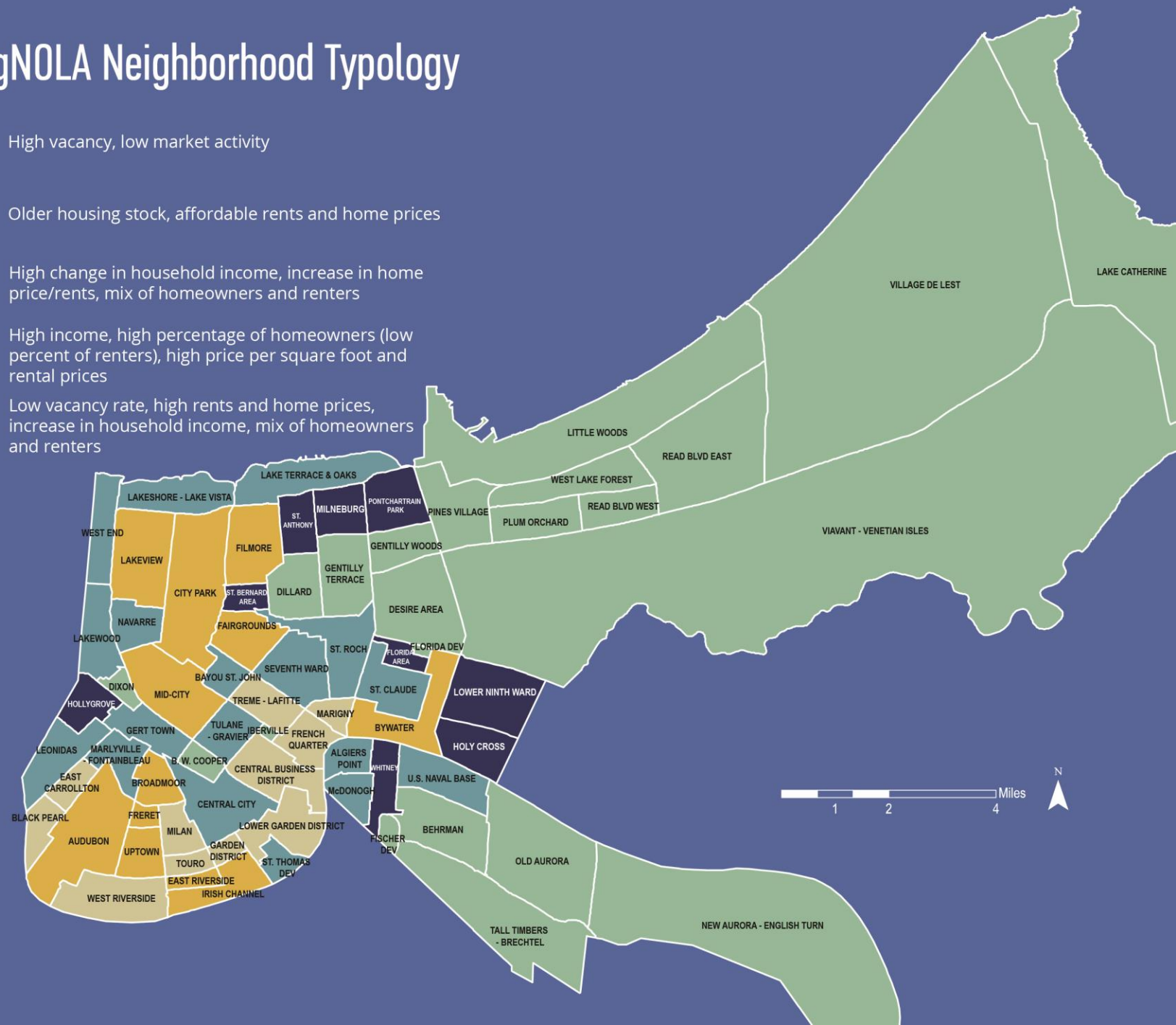
Intersectional Investment Opportunities:

- 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

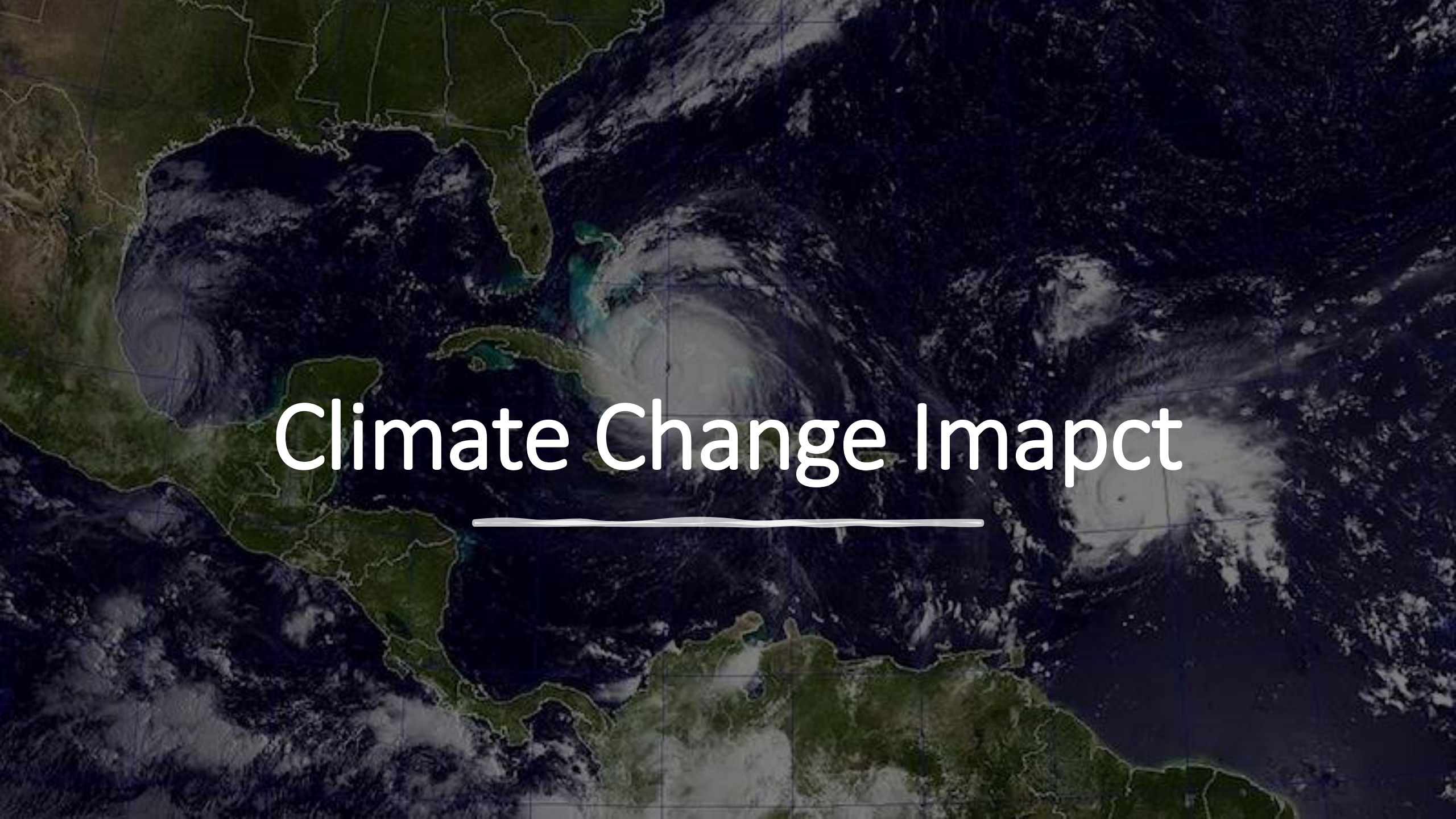
Own the Crescent

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



Climate Change Imapct

Statewide Energy Cost Burden

- The number of households with average energy burdens higher than 6% is 633,528
- The vast majority of the state's housing is single family homes (1,190,648 units)
- Trailers/RV/Mobile homes are a growing second (203,472 units)

Hurricanes Laura, Delta, Zeta & Ida

$15 billion

Statewide Development Recomendations

1. Establish a State gap financing program for use with 4% Low-Income Housing Tax Credit (LIHTC) financing to preserve and rehabilitate affordable housing properties with expiring affordability periods.

2. Establish a State of Louisiana Workforce Housing Program modeled on the programs available in Georgia, South Carolina, and 22 other states nationwide. This program would complement and help fill financing gaps for developments that receive federal Low Income Housing Tax Credit (LIHTC) funding.

3. Stabilize and reduce costs in the insurance market for housing of all types. Insurance is a major factor in delays of multi-family projects and affects single-family homeowners' ability to purchase.

4. Stabilize Louisiana Citizens by investing in it AND allowing it to function correctly as an insurance company without the constraints that benefit the private insurance industry.

5. Provide discounted insurance rates for developments that meet FORTIFIED standards.

Statewide Development Recomendations

6. Utilize a construction sales tax exemption for affordable housing developments.

7. Secure funding for housing trust funds and other interventions at various levels of government including the State of Louisiana.

8. Establish an expedited permitting system for affordable housing developments in the City of New Orleans.

9. Prioritize disposition and use of public land for affordable housing.

10. Improve the Energy Efficiency program to better facilitate energy-efficiency retrofits of aging affordable housing properties across the state

Advocacy Opportunity: Insurance Crisis

LOUISIANA ILLUMINATOR

ELECTION 2023

BUSINESS + LABOR | GOVT + POLITICS | LEGISLATIVE

Donelon backs ‘ insurance

A similar effort for auto ins

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

Tim Temple will be insurance commissioner after only challenger drops out

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

BY TYLER BRIDGES | Staff writer Aug 16, 2023

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

TELL YOUR LEGISLATOR LOUISI

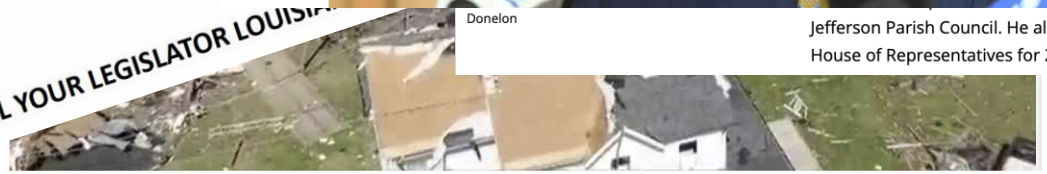


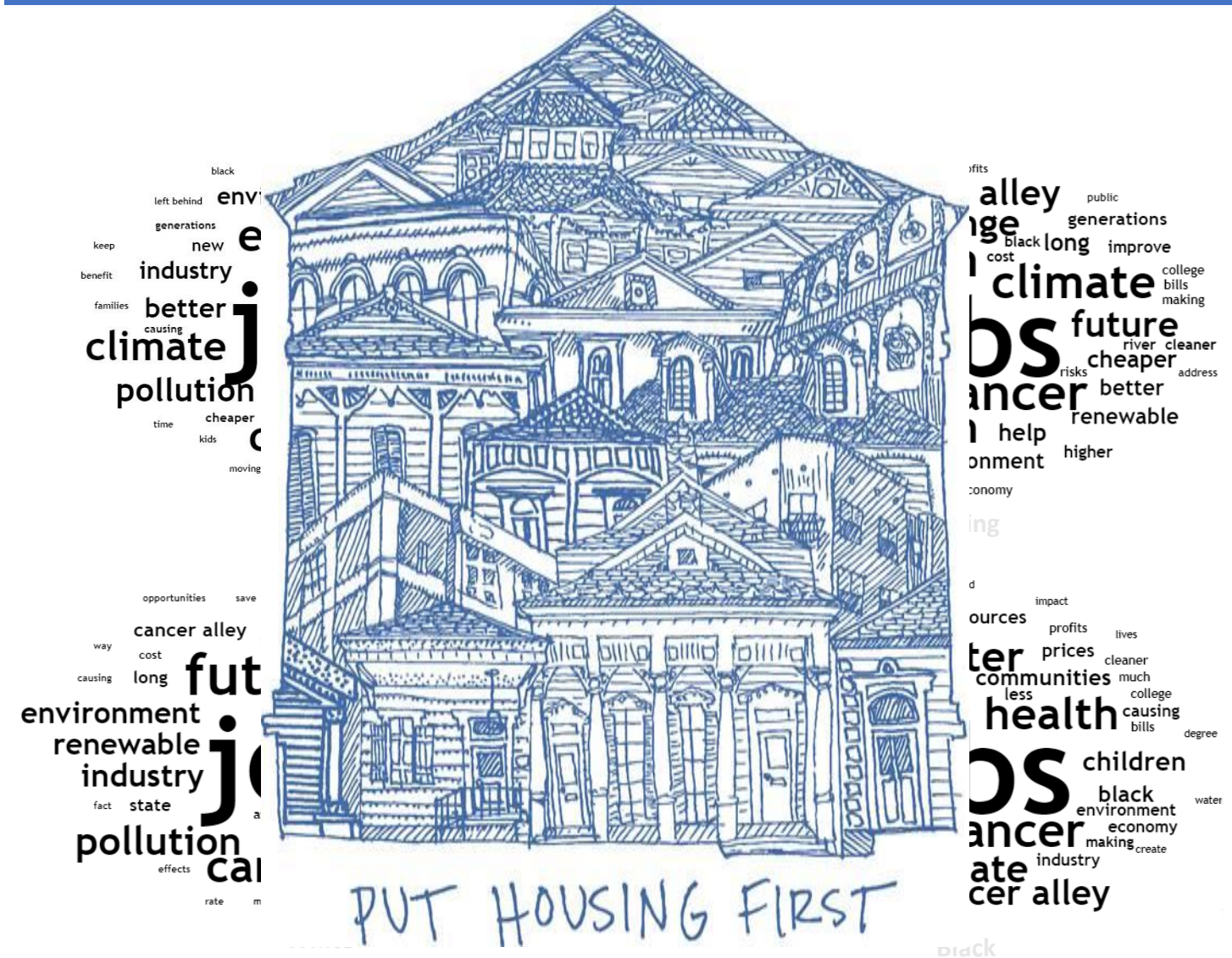
Photo by: Gerald Herbert/AP

Homes, businesses and roads are flooded in the aftermath of Hurricane Ida in LaPlace, La., Tuesday. (AP Photo/Gerald Herbert)

ecial Session

gislature is discussing the surance companies to return to the Louisiana ch that will lead to more harm than good.

Reasons to Support Louisiana Shifting its Investments



"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"

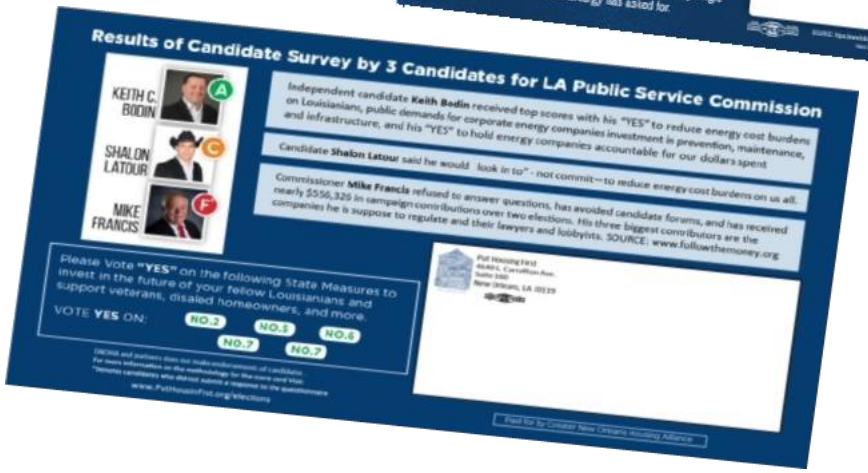
"[It will] benefit my children and future generations"

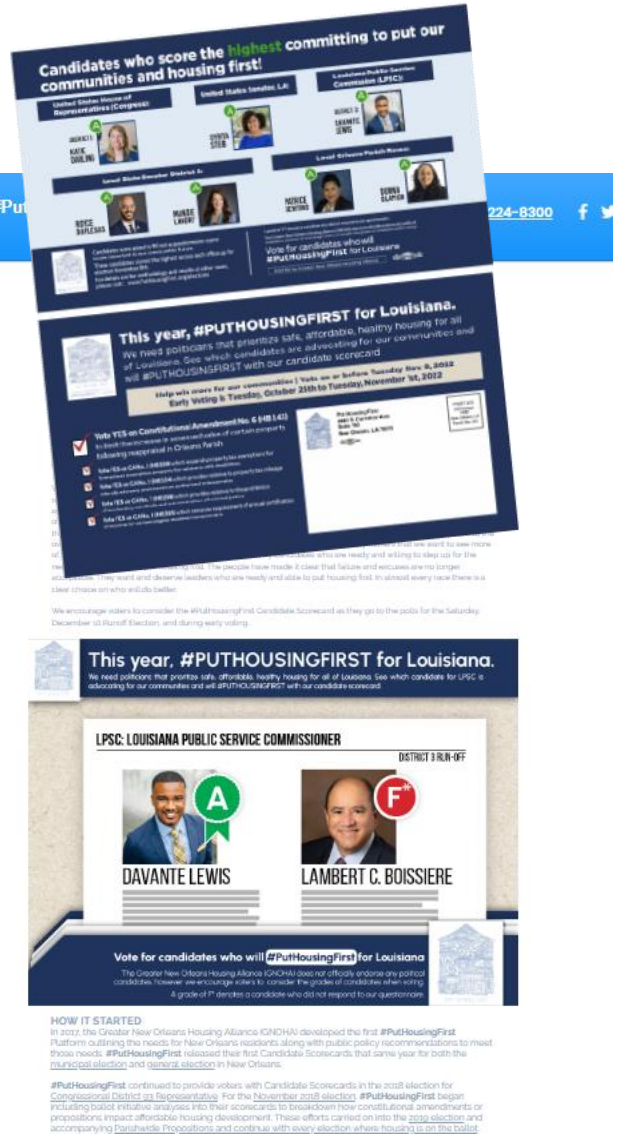
People Centered Voter Engagement

N=250

N=250

People Centered Voter Engagement





What IS too damn high?

Researching the real cost of housing in New Orleans

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

We can’t replace what we displace.

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 Louisiana

Andreanecia M. Morris
Executive Director, HousingNOLA

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

HOUSINGLOUISIANA

EDA University Center for Economic Development
Southern University, BR

Creating Neighborhood Developers

March 2, 2024

JERICHO ROAD

EPISCOPAL HOUSING INITIATIVE

Capacity Building

Presented By:
Nicole Barnes
Executive Director

JERICHO ROAD
EPISCOPAL HOUSING INITIATIVE

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.

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Capacity Building

- Since then, the market has been severely impacted by the on-going Covid-19 Pandemic and the historically active 2020 and 2021Hurricane 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.

Capacity Building

Creating a Strong Future: Together

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PROJECT HOMECOMING

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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.

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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.

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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.

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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

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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

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Capacity Building

CASE STUDY:

Central City – a New Orleans Neighborhood

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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.

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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.

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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.

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Saratoga Square

- 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

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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+.

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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.

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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

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JREHI - Program Areas

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

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Home Development

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BUILDING HOMES AND ACCESSIBLE COMMUNITIES FOR ALL NEW ORLEANS RESIDENTS.

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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

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The Muses

Role: Co-developer

Muses I and II
New construction of affordable rental units in Central City New Orleans

Units	Size
263 Affordable Units	301,452 SF

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Central City Infill Housing

Cost	Size
$15 million +	90,000 sq. ft.+

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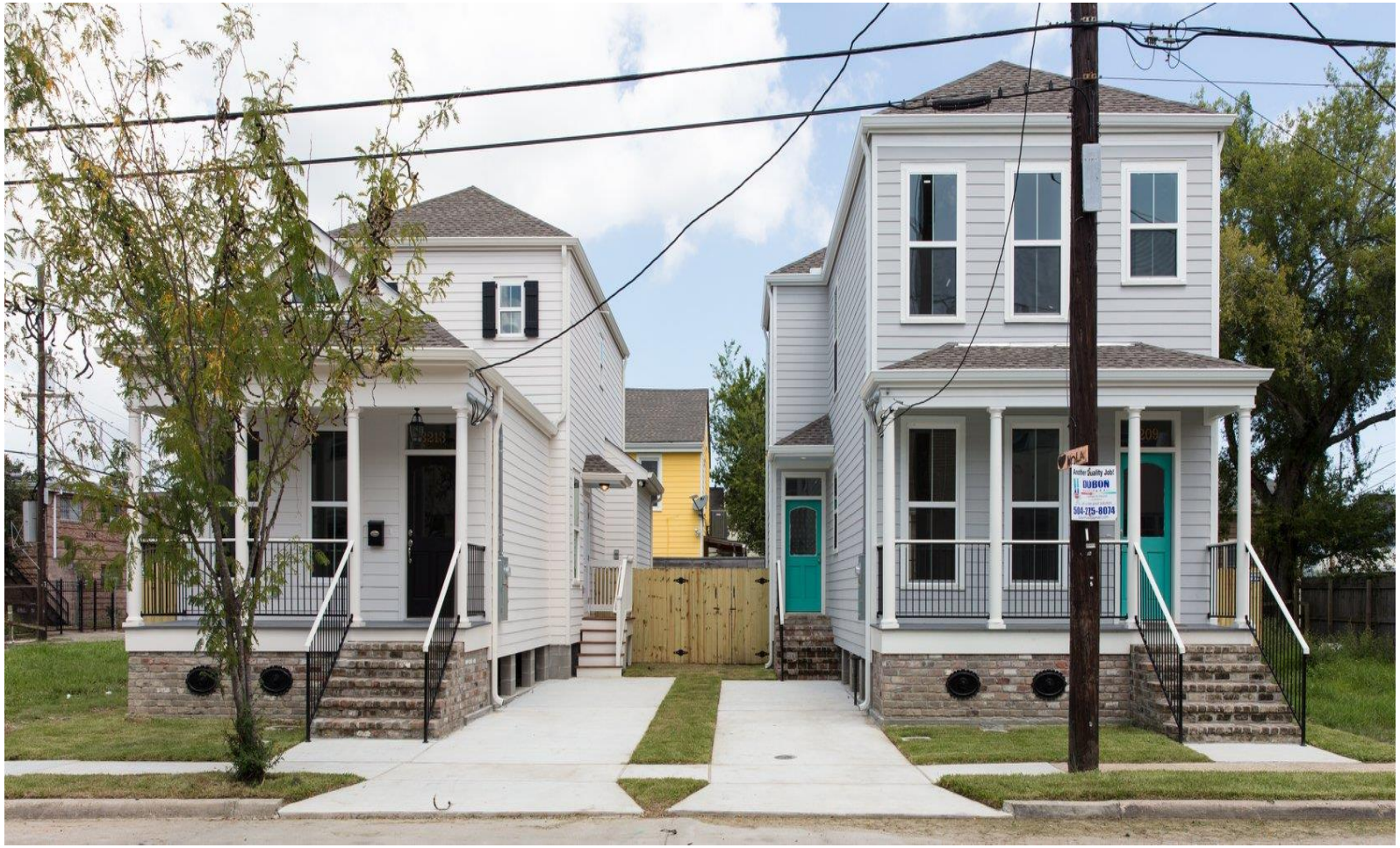

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Mirabeau Gardens

Cost	Size
$1.1 million	8,500 sq. ft.

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Mirabeau Gardens

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COVID 19 Curbside Closing for 1905 Wilton!!!

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7th Ward Revitalization Project

Jericho Road served as co-developer with NewCorp Inc.

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BeechGrove Properties

Westwego, LA

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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.

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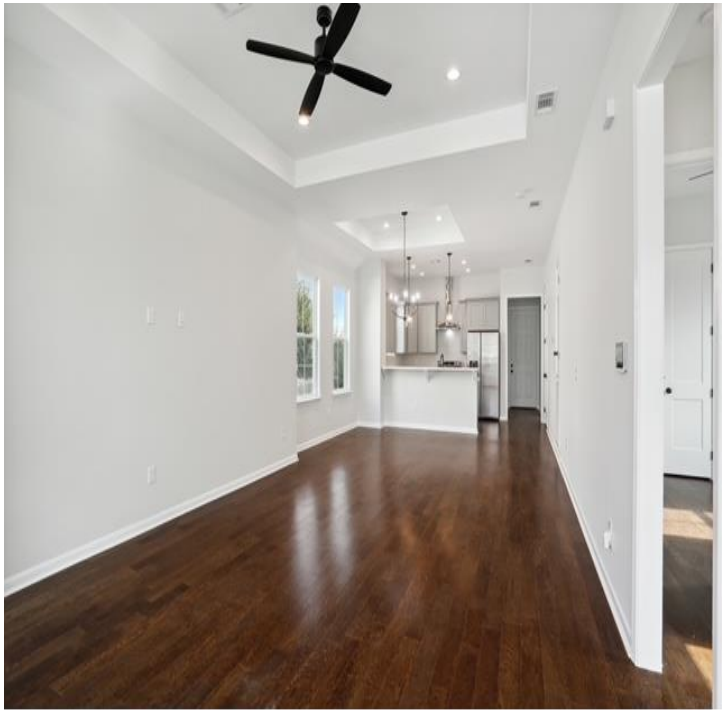
Pontchartrain Park



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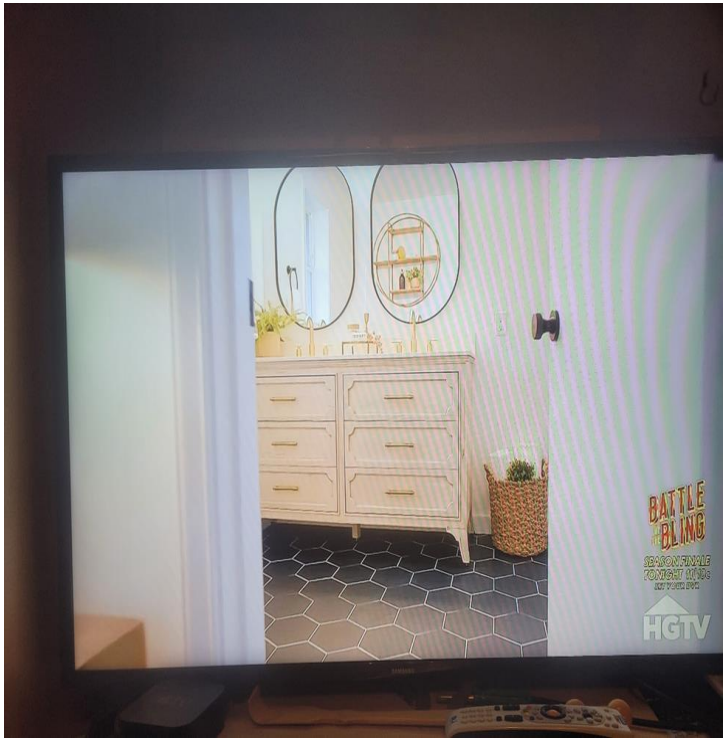
Pontchartrain Park



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Pontchartrain Park

Pontchartrain Park

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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

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New Isle de Jean Charles

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New Isle de Jean Charles

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New Isle de Jean Charles

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New Isle de Jean Charles

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New Isle de Jean Charles

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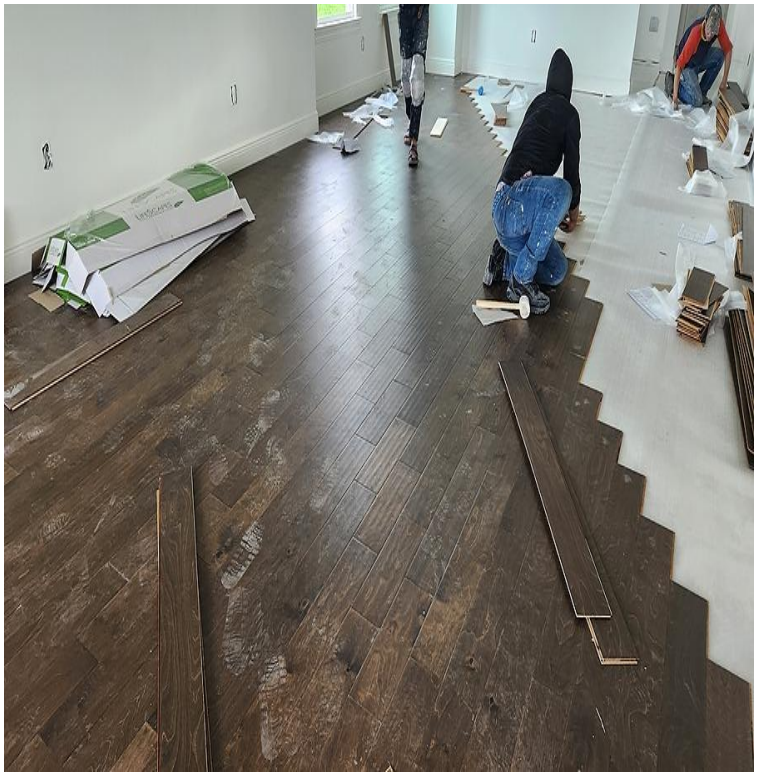
New Isle de Jean Charles



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New Isle de Jean Charles

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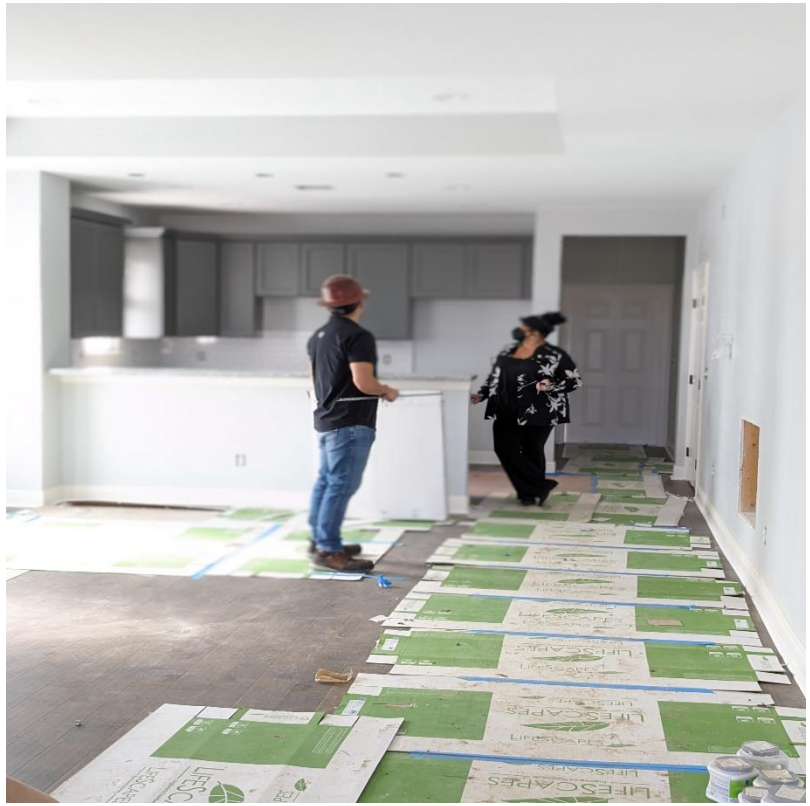
New Isle de Jean Charles



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Land Stewardship

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Community Engagement

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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

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Workforce Development

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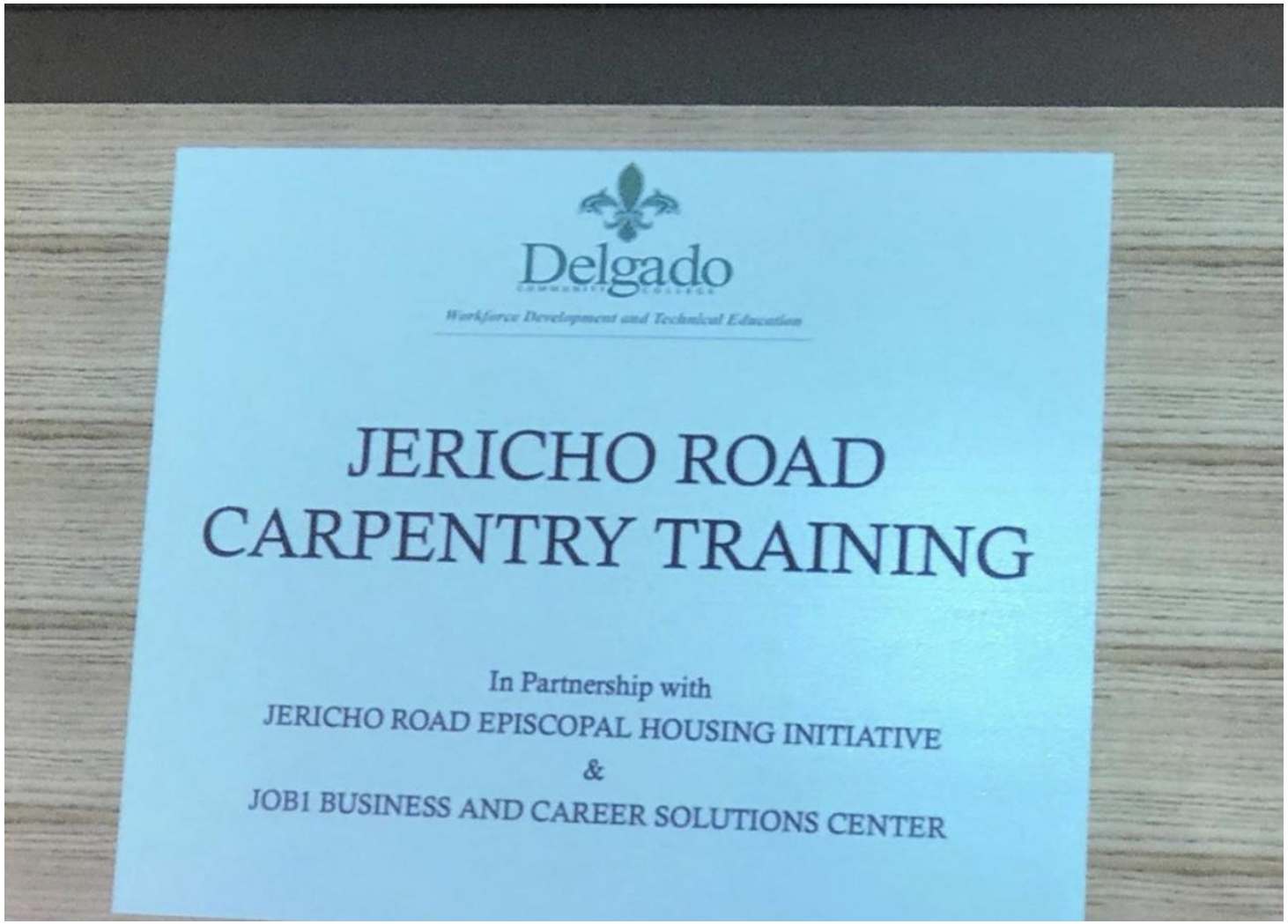

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WFD: Westwego Homeownership

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WFD: Westwego Homeownership

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Financial Coaching on the Jobsite

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Living Wages = Homeownership

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Homeowner Workshops

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Homeowner Virtual Summits

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Our Impact

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Learn more about Jericho Road:

www.jerichohousing.org

Instagram: @jerichohousing
Facebook: @jerichoroadepiscopalhousinginitiative
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Capital Area Planning Services, LLC

Creating Neighborhood Developers Presentation Spring 2024:

Land Use Consultant and Designer

Thursday, February 29, 2024

Capital Area Planning Services, LLC

CAPS, LLC

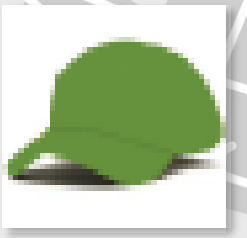
Established in 2011

Service Area includes the

Baton Rouge Metro, Mississippi and all areas that apply

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

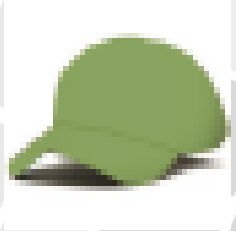
Services



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

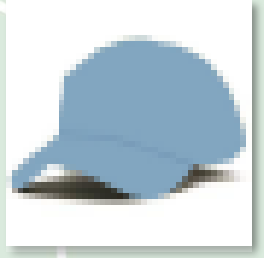
- Know the Jurisdiction's Code
- Permit Requirements
- Wetland Determination
- Walk the Site with a professional (consultant, designer, land planner)
- Property Survey (Retracement)

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

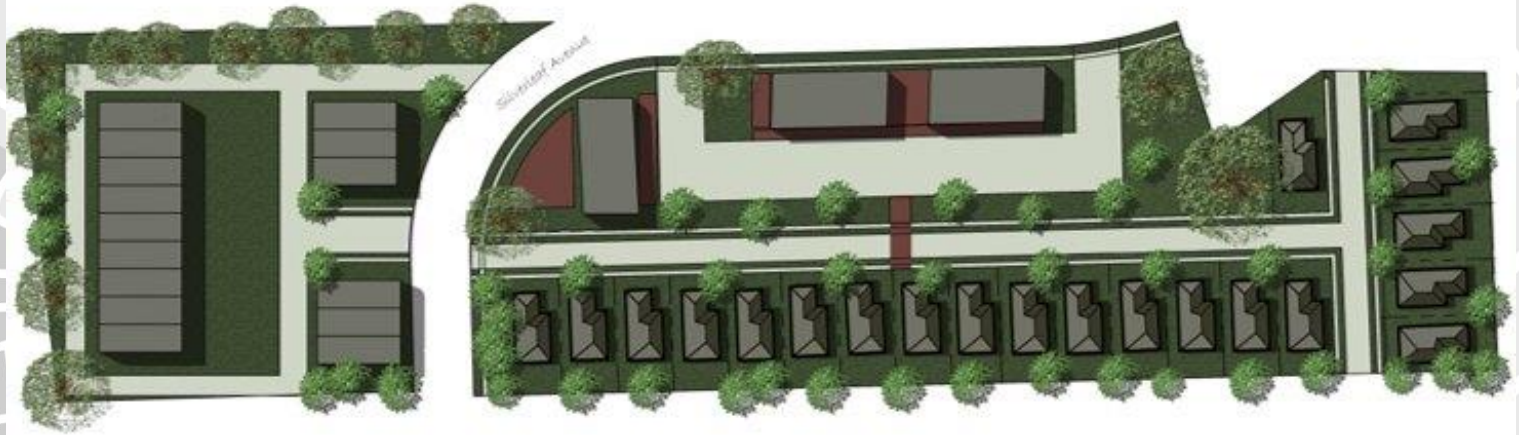
- Keep inspectors in the loop
- *Have someone on your team that knows the next step or the whole process.*

Concept Subdivision Plan

CAPS
Design and Consulting, LLC

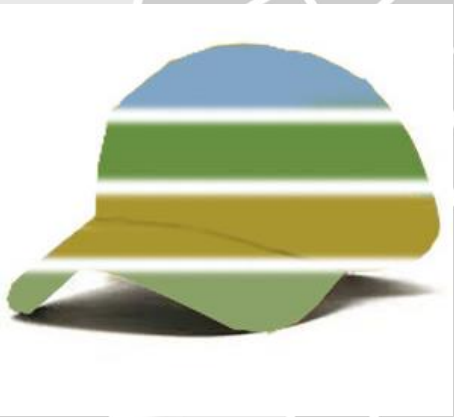
COMMUNITY PIONEERING

The Estates at Pioneer Valley
Preliminary Site Plan Rendering



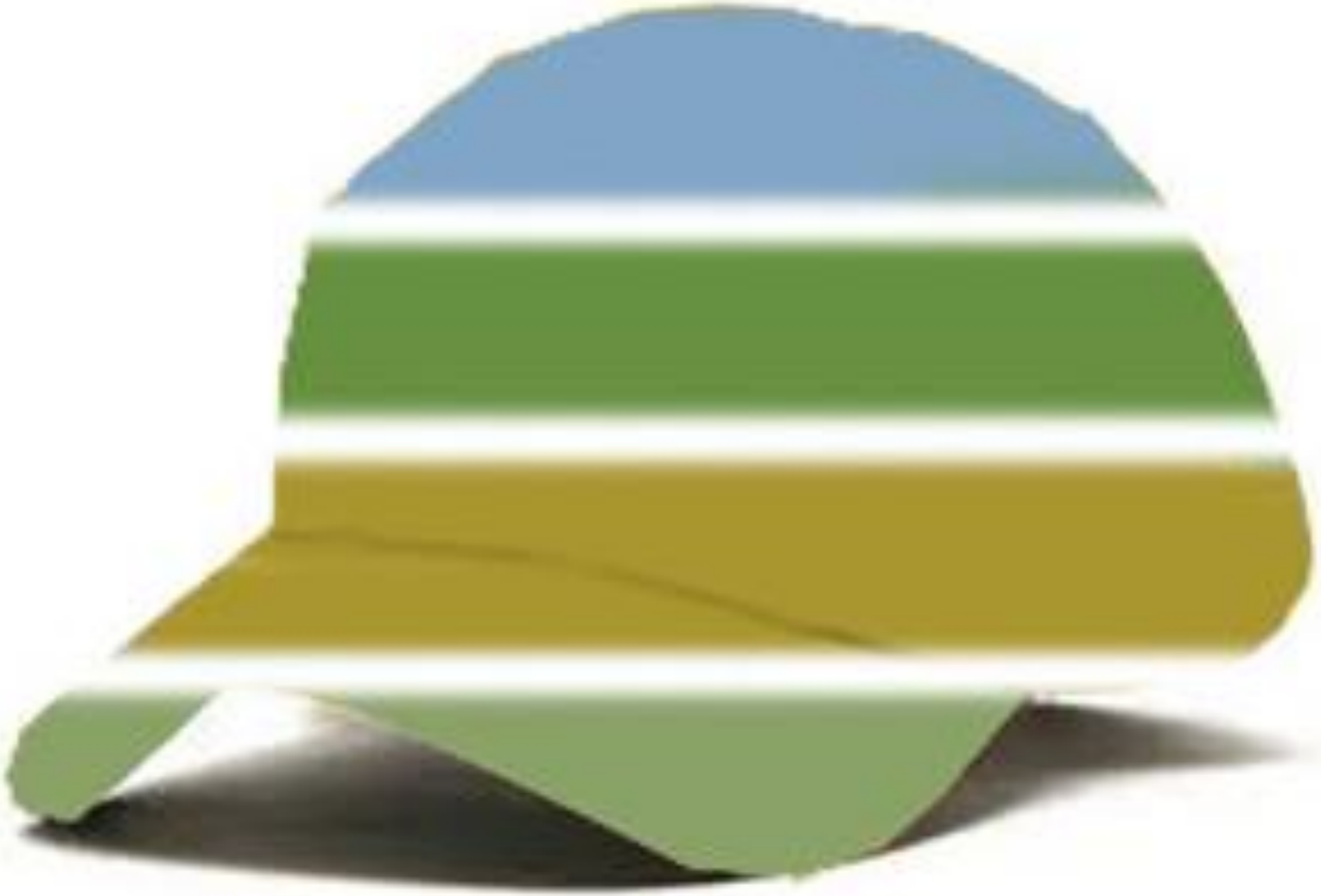
1. Total Area is 18.70 Acres.
2. 20 Single Family Detached Lots
3. Lot Dimensions - 60'x125'
4. Lot Area is 7,500 sq. ft.
5. 15 Single Family Attached units
6. 45,000 sq. ft. of commercial or live/work units.
7. Greenspace - +/- 2.8 acres or 15 Percent of Total Area

CAPS Design and Consulting, LLC



Rendered Preliminary Site Plan for Marketing

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

SCAN ME

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