
WEEK 2
Saturday
April 1, 2022
9:00AM–1:00 PM

7TH CREATING
SUSTAINABLE
NEIGHBORHOOD
DEVELOPERS'
PROGRAM: *Virtual*

- 9:00 am ***“Entrepreneurship & Business Cycle”***
Dr. Donald Andrews- Dean,
College of Business,
Southern University and A&M College
- 9:30 am ***“Course Objectives”***
Eric L. Porter, Co-Creator of CSND/ComNet LLC
- 9:35 am ***“Building Community Prosperity”***
Andreanecia Morris, MA, HousingNola
- 10:20 am ***“Capacity Building”***
Nicole Barnes, MPA, Executive Director,
Jericho Road Housing Initiatives
- 11:05 am ***Break***
- 11:10 am: ***“Funding Sources”***
Louis Russell,
Director of Housing, Louisiana Housing Corporation
- 12:05 pm: ***“Performance Bonds”***
Christopher Parrish,
Assistant Vice President, SOMPO International
- 12:50 pm: ***Closing***
Eric L. Porter & Sung No



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



Creating Neighborhood Developers

April 2, 2022



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

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.

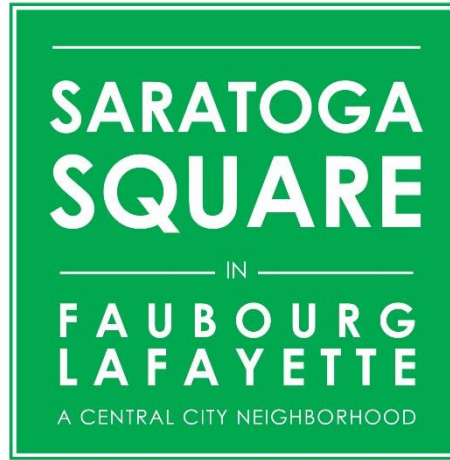


Capacity Building

- 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



- 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 \$400-\$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



Home Development



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EPISCOPAL HOUSING INITIATIVE

**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



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



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Central City Infill Housing



Cost

\$15 million +

Size

90,000 sq. ft.+





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JERICH ROAD
EPISCOPAL HOUSING INITIATIVE



Mirabeau Gardens



Cost

\$1.1 million

Size

8,500 sq. ft.





Mirabeau Gardens





**COVID 19 Curbside Closing for
1905 Wilton!!!**



7th Ward Revitalization Project

Jericho Road served as co-developer with NewCorp Inc.





Beech Grove Properties Westwego, LA





Historic Renovations





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Land Stewardship



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JERICHO 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





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Workforce Development



JERICH ROAD
EPISCOPAL HOUSING INITIATIVE



Delgado
COMMUNITY COLLEGE

Workforce Development and Technical Education

JERICH ROAD CARPENTRY TRAINING

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



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EPISCOPAL HOUSING INITIATIVE









WFD: Westwego Homeownership



WFD: Westwego Homeownership





Financial Coaching on the Jobsite





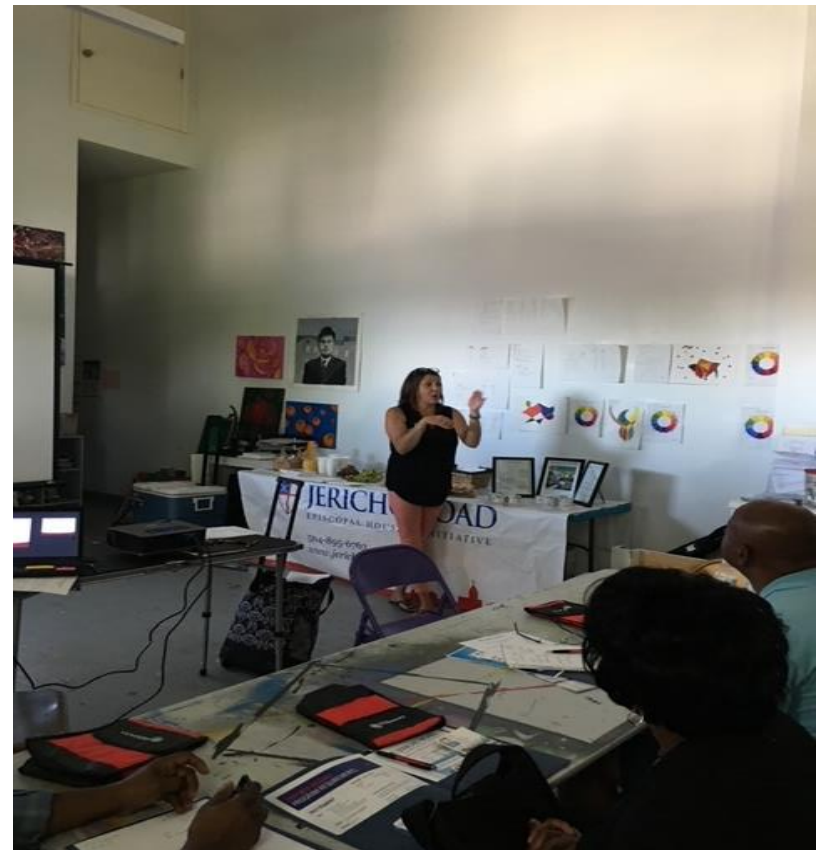
Living Wages = Homeownership





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Homeowner Workshops





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Homeowner Virtual Summits



SUMMIT SESSIONS

4:30 PM

Welcome Address
Speaker: Nicole Barnes
Executive Director
Jericho Road Episcopal Housing Initiative

4:40 PM

Host Introduction
Speaker: Andreanica Morris
Executive Director
HousingNOLA

4:50 PM

How to Protect Your Credit
and Emergency Savings
Speaker: Deborah Graham
Financial Access Educator
Capital One Bank

5:10 PM

How to Protect Your Home as an Asset
and Avoid Foreclosure
Speaker: Anthony Sartorio
Staff Attorney

5:30 PM

Succession, Wills, Property Research
Speaker: Chelsey Richard Napoleon
Clerk of Civic District Court and
Ex-Officio Recorder
Parish of Orleans

5:50 PM

How Can You Reduce Your Housing Costs?
Energy Smart Program
Speaker: Brandon Muetzel
Outreach Manager
Energy Wise

6:10 PM

How to Protect Your Home During
Hurricane Season & COVID-19
Speaker: Jonathan Stewart
Insurance Agent
State Farm

6:30 PM

Property Tax Assessments
Speaker: Erroll G. Williams

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



CHIKUITA 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, JERICO ROAD <i>Host</i>
5:32 PM	LA STATE REP. MATTHEW WILLARD <i>Updates on HB143</i>
5:45 PM	ORLEANS PARISH ASSESSOR ERROLL WILLIAMS <i>Information on Tax Assessments</i>
6:00 PM	CLERK OF CIVIL DISTRICT COURT CHELSEY RICHARD NAPOLEON <i>Property Records Research</i>

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

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

For more info, contact:
housingoutreach@jerichohousing.org

JerichoHousing.com



JERICHO ROAD
EPISCOPAL HOUSING INITIATIVE

Our Impact



"IT WAS LONG ... MAYBE A TWO OR THREE YEAR PROCESS. AT ONE TIME, I WAS ABOUT TO GIVE UP ON IT. WE HAD A DREAM OF OWNING A HOUSE ... JERICHO ROAD WAS A BIG HELP IN MAKING SURE EVERYTHING GOT TURNED IN ON TIME."



"WE KNEW WE WANTED TO HAVE A STABLE HOME IN WHICH OUR CHILDREN WOULD GROW AND CREATE MEMORIES. JERICHO ROAD'S HOMEOWNERSHIP OPPORTUNITIES HELPED US BUY THE HOME OF OUR DREAMS. TODAY, WE ARE HAPPILY SETTLED, WITH OUR CHILDREN, IN THE NEIGHBORHOOD WHERE WE HAVE ROOTS, AND WILL CONTINUE TO HAVE ROOTS FOR GENERATIONS TO COME."



"IF I CAN DO IT,
ANYONE CAN!"



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Learn more about Jericho Road:
www.jerichohousing.org

Instagram: @jerichohousing
Facebook: @jerichoroadepiscopalhousinginitiative
Twitter: @jerichohousing



*Creating Sustainable Neighborhood Developers' Program
Building Community Prosperity
April 2, 2022*

HousingNOLA

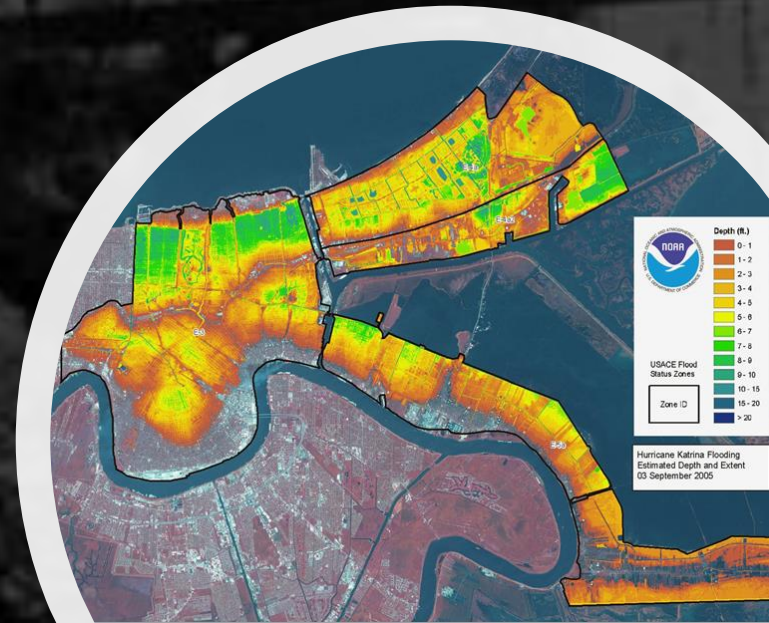
10 YEAR

STRATEGY AND IMPLEMENTATION PLAN

FOR A MORE EQUITABLE NEW ORLEANS



Hurricane Katrina.....
Rita, Ike, Gustav, Isaac
and the failures of every
level of government.





\$50 Billion

Dispersed 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.







State of Housing - 2014

Median Income – \$37,146

Median Rent – \$907

Average Home Value – \$192,000

Mismatch between low wages/incomes and rising housing costs

State of Housing - 2020

Median Income – \$38,423

Median Rent – \$993

Average Home Value – \$242,900

Wages continue to stagnate as housing costs continue to rise.



\$38,423

30% = \$960

\$1,828

*Childcare
\$697*

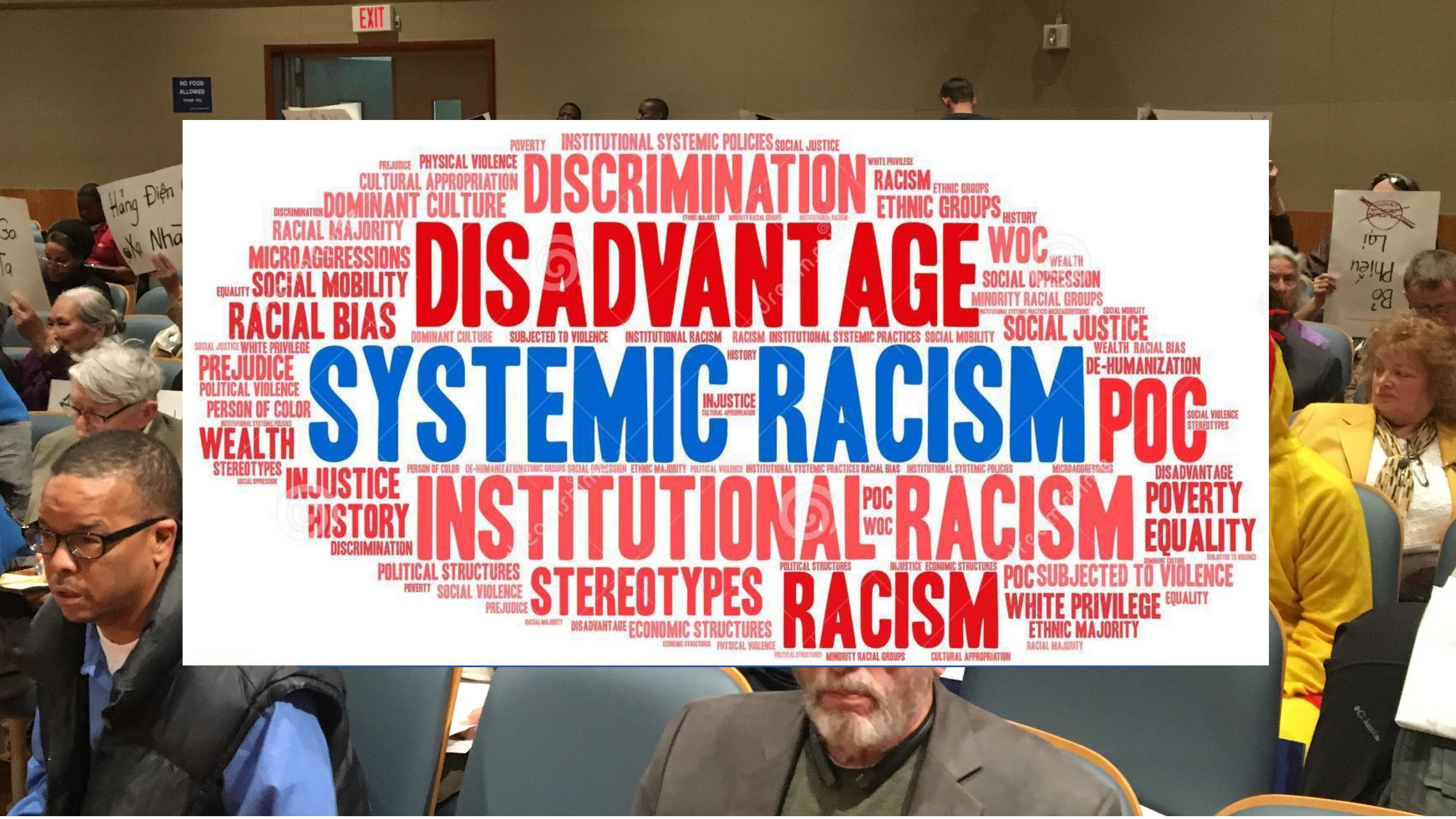
What IS too damn high?

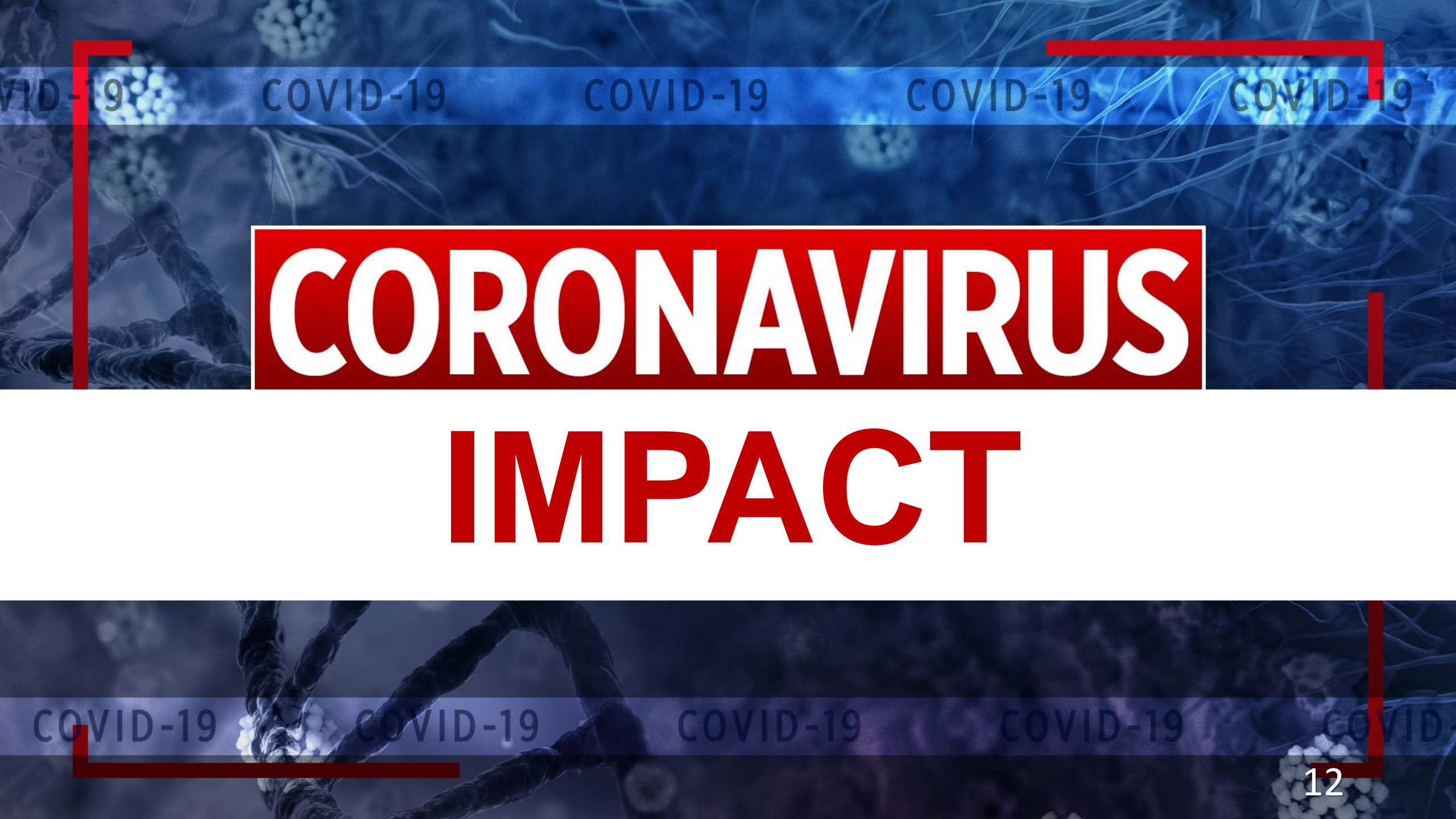
MIT LIVING
WAGE
\$26.42

RENTAL
WAGE
\$20.40

POVERTY
WAGE
\$12.38

CNO LIVING
WAGE
\$15.00



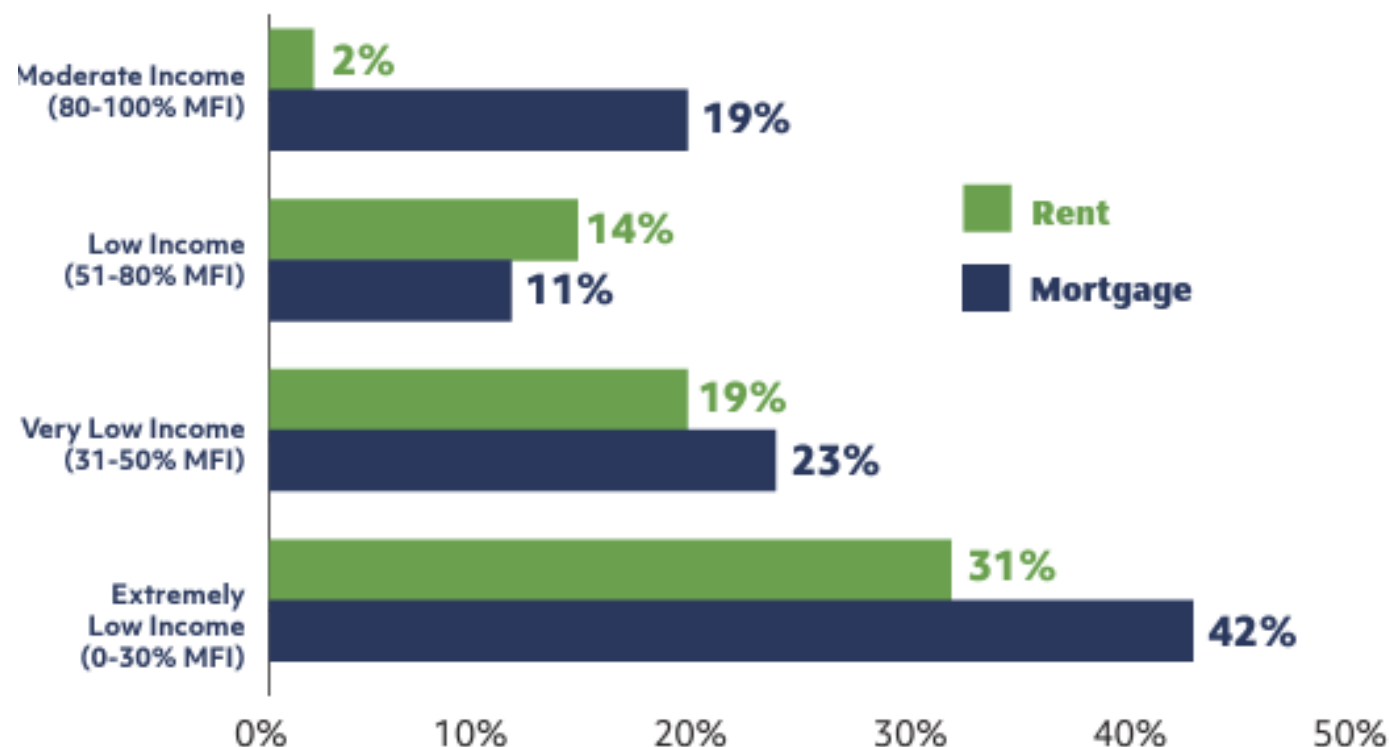


CORONAVIRUS

IMPACT

Housing Snapshot

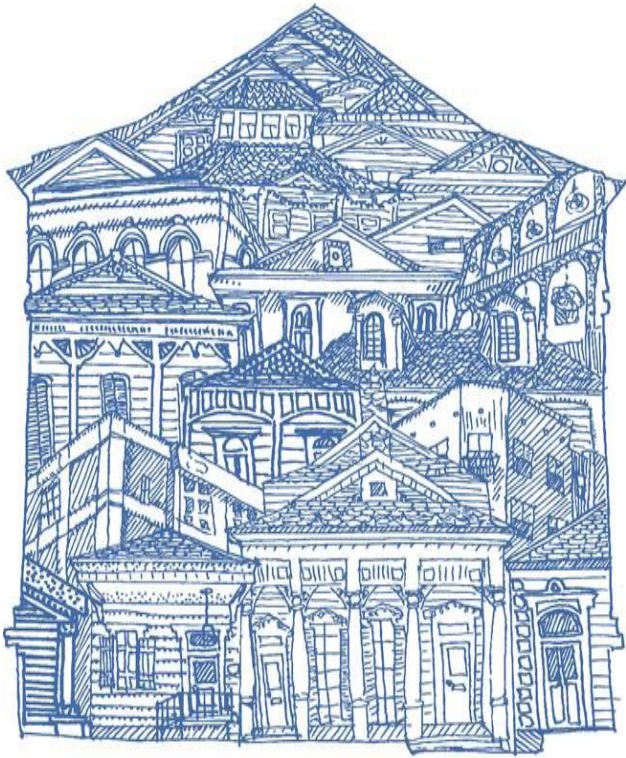
Louisiana Households with Missed Payments by Tenure



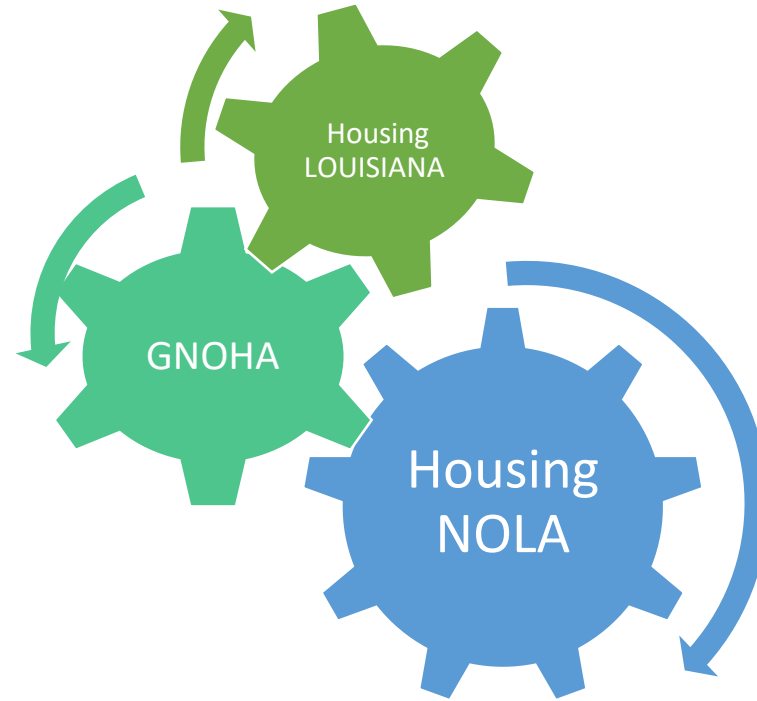
Louisianans at Threat of Eviction Within Two Months by Race

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.



PUT HOUSING FIRST



A Strategy to Make Housing a Guarantee:

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

Lake Charles



Calcasieu Parish

New Orleans



Orleans Parish



FACT SHEET

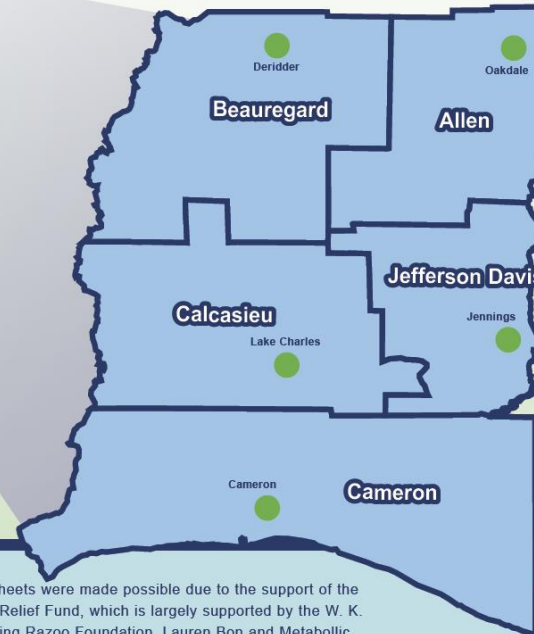
RHPA 5 - LAKE CHARLES

Lake Charles Housing Group



INTRODUCTION

This Fact Sheet displays important data on the state of housing within the five parishes in Regional Housing Planning Area 5. It includes information on affordability, previous investments in the area, and the population and households in each parish. HousingLOUISIANA and the Calcasieu Parish Policy Jury are hosting the Louisiana Statewide Housing Listening Tour in this region.



SOURCES

American Community Survey
5-year Estimates, 2017-2021
U.S. Census Building Permits,
2021

LIST OF PARISHES IN RHPA 5:

- Allen Parish
- Beauregard Parish
- Calcasieu Parish
- Cameron Parish
- Jefferson Davis Parish

The Regional Housing Planning Area Fact Sheets were made possible due to the support of the Greater New Orleans Foundation's Disaster Relief Fund, which is largely supported by the W. K. Kellogg Foundation, and other donors including Razoo Foundation, Lauren Bon and Metabolic Studio via the Annenberg Foundation, Dentaquest, and various individuals.

Design & Layout: Scott Ott Creative Inc.



FACT SHEET

RHPA 5 - LAKE CHARLES

Lake Charles Housing Group

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American Community Survey
5-year Estimates, 2017-2021
U.S. Census Building Permits,
2021

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RHPA 5 | PAGE 1

Allen

POPULATION
25,618

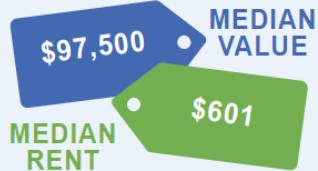


HOUSEHOLDS
7920

RACE & ETHNICITY

WHITE 72.40%
BLACK 22.7%
ASIAN 0.60%
OTHER 1.90%

6.2% Hispanic or Latino
93.8% Not Hispanic or Latino



74.5%

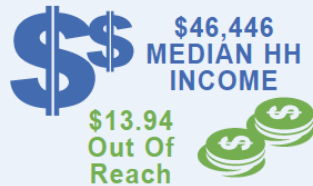
Owner
Occupied

26%

Renter
Occupied

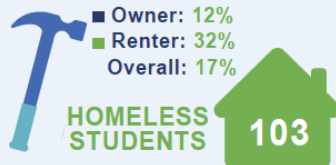
OCCUPANCY STATUS

Occupied: 7,925 units
Vacant: 2,027 units
TOTAL: 9,952 units



COST BURDEN

■ Owner: 12%
■ Renter: 32%
Overall: 17%



Beauregard

POPULATION
37,043

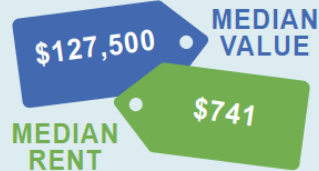


HOUSEHOLDS
13,219

RACE & ETHNICITY

WHITE 83.40%
BLACK 12.10%
ASIAN 0.70%
OTHER 2.50%

3.70% Hispanic or Latino
96.30% Not Hispanic or Latino



77.50%

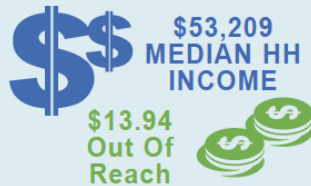
Owner
Occupied

23%

Renter
Occupied

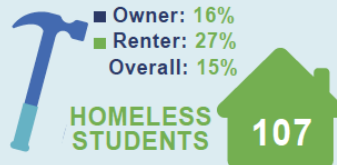
OCCUPANCY STATUS

Occupied: 13,520 units
Vacant: 2,293 units
TOTAL: 15,813 units



COST BURDEN

■ Owner: 16%
■ Renter: 27%
Overall: 15%



Calcasieu

POPULATION
201,619

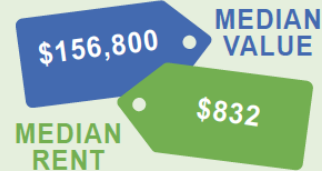


HOUSEHOLDS
77,780

RACE & ETHNICITY

WHITE 72.20%
BLACK 26.50%
ASIAN 1.60%
OTHER 1.10%

3.60% Hispanic or Latino
96.40% Not Hispanic or Latino



67.50%

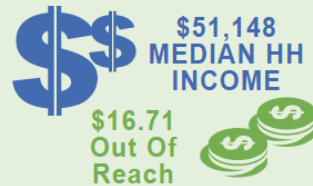
Owner
Occupied

32.50%

Renter
Occupied

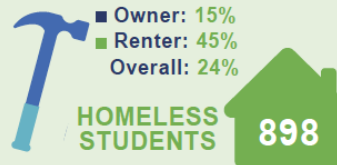
OCCUPANCY STATUS

Occupied: 77,780 units
Vacant: 12,388 units
TOTAL: 90,168 units



COST BURDEN

■ Owner: 15%
■ Renter: 45%
Overall: 24%



Cameron

POPULATION
5,617

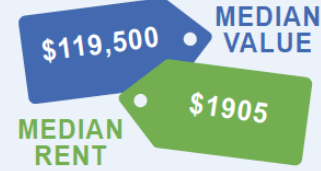


HOUSEHOLDS
2,734

RACE & ETHNICITY

WHITE 94.20%
BLACK 3.40%
ASIAN 1.70%
OTHER 1.50%

5.90% Hispanic or Latino
94.10% Not Hispanic or Latino



84.40%

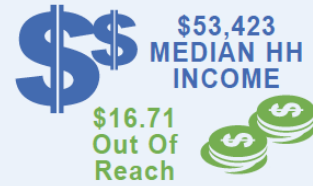
Owner
Occupied

16%

Renter
Occupied

OCCUPANCY STATUS

Occupied: 2,734 units
Vacant: 1,391 units
TOTAL: 1,391 units



COST BURDEN

■ Owner: 7%
■ Renter: 35%
Overall: 10%



Jefferson Davis

POPULATION
31,441

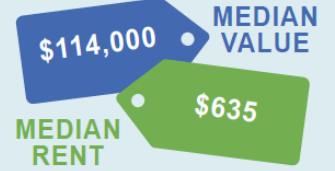


HOUSEHOLDS
11,501

RACE & ETHNICITY

WHITE 79.90%
BLACK 16.50%
ASIAN 0.50%
OTHER 2.30%

2.50% Hispanic or Latino
97.50% Not Hispanic or Latino



72.90%

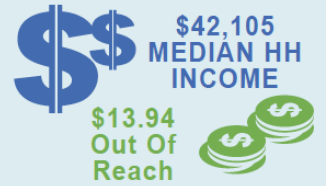
Owner
Occupied

27%

Renter
Occupied

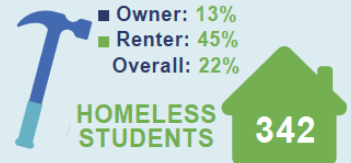
OCCUPANCY STATUS

Occupied: 11,726 units
Vacant: 2,193 units
TOTAL: 13,919 units



COST BURDEN

■ Owner: 13%
■ Renter: 45%
Overall: 22%



Lake Charles

How Much Does It Cost To Live In the Lake Charles Area?

\$16.10
per hour*

\$33,480
annually*

\$7.25
minimum wage

\$16.77
estimated hourly
mean renter wage*

*this data comes from the NLIHC and is based on the average cost of a 2 bedroom home in the Lake Charles Area which is \$837

New Orleans

How Much Does It Cost To Live In the New Orleans Metro?

\$20.73
per hour*

\$43,120
annually*

\$7.25
minimum wage

\$16.09
estimated hourly
mean renter wage*

*this data comes from the NLIHC and is based on the average cost of a 2 bedroom home in the New Orleans Area which is \$1,078

FACT SHEET

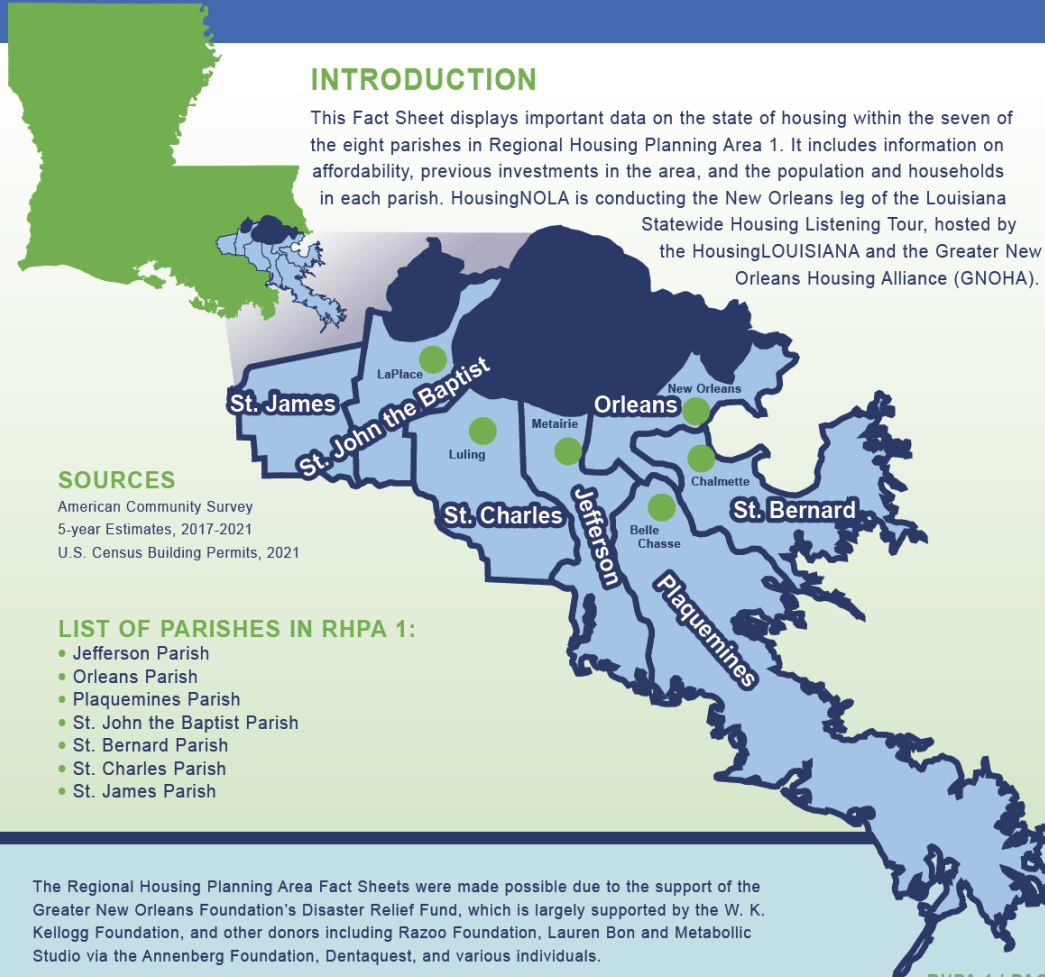
RHPA 1 - ORLEANS

Greater New Orleans Housing Group

INTRODUCTION

This Fact Sheet displays important data on the state of housing within the seven of the eight parishes in Regional Housing Planning Area 1. It includes information on affordability, previous investments in the area, and the population and households in each parish. HousingNOLA is conducting the New Orleans leg of the Louisiana

Statewide Housing Listening Tour, hosted by the HousingLOUISIANA and the Greater New Orleans Housing Alliance (GNOHA).



SOURCES

American Community Survey
5-year Estimates, 2017-2021
U.S. Census Building Permits, 2021

LIST OF PARISHES IN RHPA 1:

- Jefferson Parish
- Orleans Parish
- Plaquemines Parish
- St. John the Baptist Parish
- St. Bernard Parish
- St. Charles Parish
- St. James Parish

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FACT SHEET

RHPA 1 - ORLEANS

Greater New Orleans Housing Group

INTRODUCTION

This Fact Sheet displays important data on the state of housing within the seven of the eight parishes in Regional Housing Planning Area 1. It includes information on affordability, previous investments in the area, and the population and households in each parish. HousingNOLA is conducting the New Orleans leg of the Louisiana Statewide Housing Listening Tour, hosted by the HousingLouisiana and the Greater New Orleans Housing Alliance (GNOHA).

SOURCES

American Community Survey
5-year Estimates, 2017-2021
U.S. Census Building Permits, 2021

LIST OF PARISHES IN RHPA 1:

- Jefferson Parish
- Orleans Parish
- Plaquemines Parish
- St. John the Baptist Parish
- St. Bernard Parish
- St. Charles Parish
- St. James Parish

The Regional Housing Planning Area Fact Sheets were made possible due to the support of the Greater New Orleans Foundation's Disaster Relief Fund, which is largely supported by the W. K. Kellogg Foundation, and other donors including Razoo Foundation, Lauren Bon and Metabolic Studio via the Annenberg Foundation, Dentquest, and various individuals.

RHPA 1 | PAGE 1

POVERTY STATUS

COST BURDEN

■ Owner: 21%
■ Renter: 49%
Overall: 32%

HOMELESS STUDENTS

636

Jefferson

POPULATION
434,850



HOUSEHOLDS

153,819

RACE & ETHNICITY

WHITE 35.6%
BLACK 60.7%
ASIAN 3.3%
OTHER 1.7%

6% Hispanic or Latino
94% Not Hispanic or Latino

MEDIAN VALUE

\$972

39%
Renter Occupied

STATUS

52 units
9 units
11 units

4,032
AN HH
COME

Orleans

POPULATION
390,845



HOUSEHOLDS

153,819

RACE & ETHNICITY

WHITE 35.6%
BLACK 60.7%
ASIAN 3.3%
OTHER 1.7%

6% Hispanic or Latino
94% Not Hispanic or Latino

MEDIAN VALUE

\$231,500

\$998

48.3%
Owner Occupied

OCCUPANCY STATUS

Occupied: 153,819 units
Vacant: 37,989 units
TOTAL: 191,808 units

\$41,604
MEDIAN HH
INCOME

24%
POVERTY
STATUS

COST BURDEN

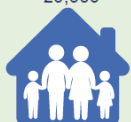
■ Owner: 34%
■ Renter: 55%
Overall: 43%

HOMELESS STUDENTS

2,475

Plaquemines

POPULATION
23,338



HOUSEHOLDS

8,919

RACE & ETHNICITY

WHITE 71.8%
BLACK 22.3%
ASIAN 5.0%
OTHER 2.6%

7% Hispanic or Latino
93% Not Hispanic or Latino

MEDIAN VALUE

\$190,600

\$1,289

68.8%
Owner Occupied

OCCUPANCY STATUS

Occupied: 8,919 units
Vacant: 1,255 units
TOTAL: 10,174 units

\$57,204
MEDIAN HH
INCOME

18%
POVERTY
STATUS

COST BURDEN

■ Owner: 19%
■ Renter: 19%
Overall: 24%

HOMELESS STUDENTS

49

the Baptist

POPULATION
43,242



HOUSEHOLDS

15,270

RACE & ETHNICITY

WHITE 39.3%
BLACK 57.7%
ASIAN 1.4%
OTHER 3.3%

6% Hispanic or Latino
94% Not Hispanic or Latino

MEDIAN VALUE

\$153,900

\$933

78.6%
Owner Occupied

OCCUPANCY STATUS

Occupied: 15,270 units
Vacant: 2,508 units
TOTAL: 17,778 units

\$57,429
MEDIAN HH
INCOME

17%
POVERTY
STATUS

COST BURDEN

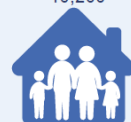
■ Owner: 21%
■ Renter: 42%
Overall: 26%

HOMELESS STUDENTS

30

St. Bernard

POPULATION
46,266



HOUSEHOLDS

15,005

RACE & ETHNICITY

WHITE 71.6%
BLACK 24.2%
ASIAN 2.8%
OTHER 2.5%

10% Hispanic or Latino
90% Not Hispanic or Latino

MEDIAN VALUE

\$151,300

\$951

67.7%
Owner Occupied

OCCUPANCY STATUS

Occupied: 15,005 units
Vacant: 2,030 units
TOTAL: 17,035 units

\$44,661
MEDIAN HH
INCOME

21%
POVERTY
STATUS

COST BURDEN

■ Owner: 20%
■ Renter: 53%
Overall: 31%

HOMELESS STUDENTS

53

St. Charles

POPULATION
52,773



HOUSEHOLDS

19,212

RACE & ETHNICITY

WHITE 70%
BLACK 27%
ASIAN 1.3%
OTHER 2.0%

6% Hispanic or Latino
94% Not Hispanic or Latino

MEDIAN VALUE

\$201,700

\$978

80.7%
Owner Occupied

OCCUPANCY STATUS

Occupied: 19,212 units
Vacant: 1,498 units
TOTAL: 20,710 units

\$69,019
MEDIAN HH
INCOME

11%
POVERTY
STATUS

COST BURDEN

■ Owner: 16%
■ Renter: 45%
Overall: 22%

HOMELESS STUDENTS

21

St. James

POPULATION
21,308



HOUSEHOLDS

7,719

RACE & ETHNICITY

WHITE 49.1%
BLACK 49.9%
ASIAN 0.2%
OTHER 1.2%

2% Hispanic or Latino
98% Not Hispanic or Latino

MEDIAN VALUE

\$158,500

\$644

79%
Owner Occupied

OCCUPANCY STATUS

Occupied: 7,719 units
Vacant: 1,200 units
TOTAL: 8,919 units

\$51,603
MEDIAN HH
INCOME

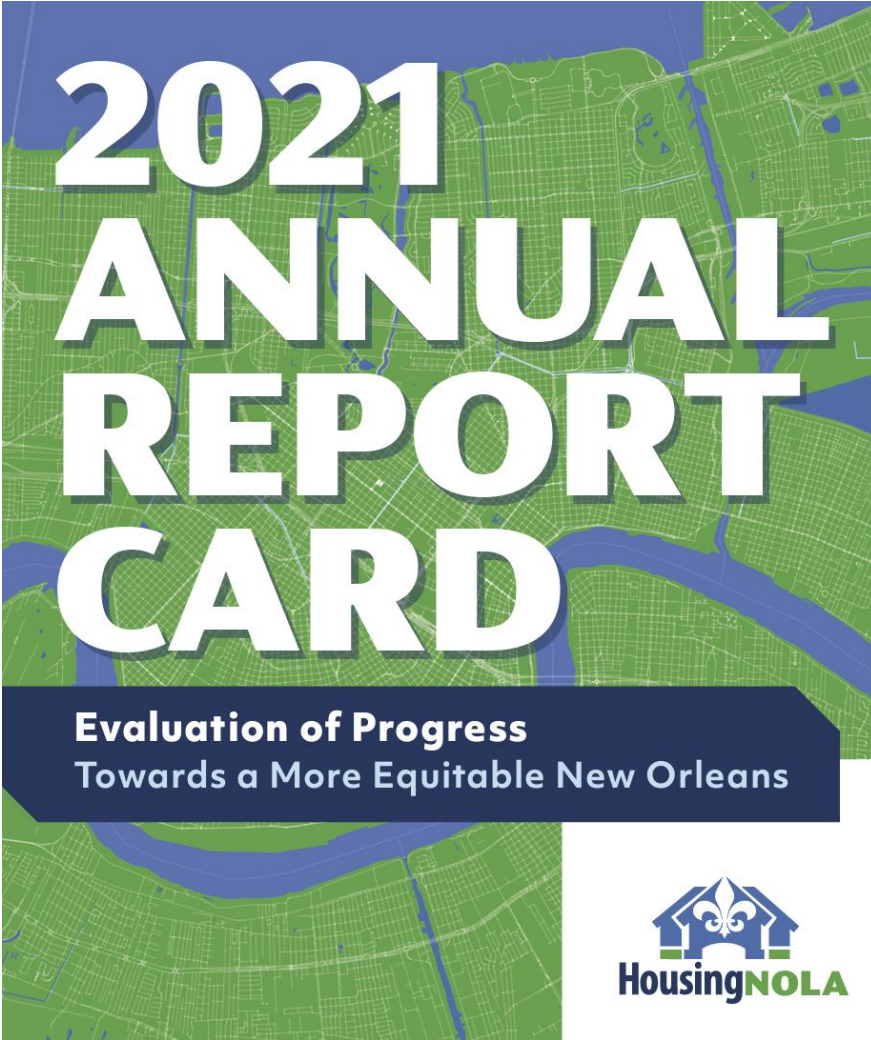
17%
POVERTY
STATUS

COST BURDEN

■ Owner: 17%
■ Renter: 44%
Overall: 23%


HOMELESS STUDENTS

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2021 ANNUAL REPORT CARD

Evaluation of Progress
Towards a More Equitable New Orleans



HousingNOLA

Evaluation of Progress Towards a More Equitable New Orleans



State of Housing in New Orleans

Housing Production September 1 - August 31

Housing Supply	2006 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
Number of Housing Opportunities Created by the City of New Orleans (Total after deduplication of addresses that received multiple sources of subsidies) Source: CNO OCD, FNO, HANO, and NORA	6,548	572	358	118	304	190	360
Number of Louisiana Housing Corporation Opportunities Placed in service in New Orleans Source: LHC	10,876	358	35	114	0	1	59
Number of Office of Community Development Disaster Recovery Units Approved in New Orleans (SRPP + Road Home) Source: LA OCD-DRU	53,037	5	7	N/A	N/A	2	0
Number of Housing Choice Vouchers Utilized Source: HANO	17,729	18,193	18,281	17,920	17,425	17,207	17,664
Annual Change for Vouchers		+464	+88	-361	-495	-218	+457
Total New Subsidized Housing Opportunities	88,190	935	400	-129	-191	-25	876
Number of Affordable Units Developed without Public Subsidy Source: Habitat for Humanity	N/A	N/A	N/A	12	8	7	9
Total Housing Units Created	88,190	1,399	488	-177	-183	-18	885

State of Housing in New Orleans

Other Housing Impacts September 1 - August 31

Housing Impacts	2006 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
New Voucher Opportunities Created (Total) Source: HANO	N/A	N/A	N/A	N/A	104	35	15
Number of HUD-VASH Vouchers in Use Source: HANO/UNITY	255	8	2	-45	-9	5	0
Waiting List for Vouchers Source: HANO	13,013	27,959	24,192	24,197	24,196	22,514	17,315
Number of Permanent Supportive Housing Vouchers Source: UNITY	592	250	183	123	40	-57	6
Number of Properties Auctioned by New Orleans Redevelopment Authority Source: NORA	2,472	179	93	95	105	N/A	156
Small Rental Property Program Loan Units Expiration Source: LA OCD-DRU	N/A	N/A	N/A	65	664	391	207

Homelessness*	2015	2016	2017	2018	2019	2020	2021
Sheltered Source: UNITY	1,163	914	776	594	749	759	560
Unsheltered Source: UNITY	818	789	525	594	430	555	482

*Point-In-Time Count Conducted January That Year

Short Term Rentals	2006 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
Total Active Short Term Rentals Source: City of New Orleans	N/A	N/A	N/A	N/A	2,517	1,550	4,216

Entergy halts s



Entergy New Orleans customers talk to a representati

Customers complain without notice, or ev

BY JEFF ADELSON
Staff writer

Entergy New Orleans on Thursday backed off disconnecting customers for 11 days, in the face of numerous complaints from residents that their electricity and gas service was suspended without notice for delinquency — or even when their bills were fully paid.

The disconnections led to long lines wrapped around Entergy's office on Canal Street and Norman C. Francis Parkway in Mid-City on Wednesday and much of Thursday, until the utility announced it would restore service to those who had been cut off since Nov. 12 and would postpone

new shut-off. But that at attempts to: ing employe ers, left do: what had ge off in the fir When the Bethany G: she assume: age. She an grown accu since the pc out that last some reside "I thought Hopefully i time," Garl: realized it was just me."

Who will #PutHousingFirst

We are calling on our Mayor and City Council to make the following #PutHousingFirst policies a priority:

1. **Continue to implement the Smart Housing Mix** by creating incentives for projects with 10 units or less and remove all zoning barriers to sustainable and equitable neighborhoods.
2. **End source of income discrimination** and support HANO in finding landlords for its voucher holders
3. **Enact the healthy homes ordinance aka Rental Registry**
4. **Revise production goals** and report on progress
5. **Identify funding to support vulnerable populations** that cannot be aided by COVID-19 funding (essential workers making minimum wage, households on fixed incomes, homeless and the formerly incarcerated)

➤ See **ENERGY**, page **8A**

Entergy bills

assure flood program

n parking rules
J.O. council



STAFF FILE PHOTO BY DAVID GRUNFELD
A double house on Cherokee Street in the Tulane/Loyola university area was raised to make room for more apartments in January 2020. The raised is house is now near completion.

prices and reserve half their units for severely low-income tenants.

The rules, sponsored by District A council member Joe Giarrusso, are now permanent after a temporary version passed in March 2020. Though the specifics were passed

➤ See **PARKING**, page **8A**

risk rating,
is fair

Hurricane Ida

IMPACT

[illegible]

2022 HousingNOLA Annual Report Housing for All Action Plan

\$37 billion

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 as affordable**
- Over \$600 million in investment to help households recover from the immediate **impacts of Hurricane Ida**

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

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

Connecting Community Capital (3C)

Connecting Community Capital (3C)

Through the 3C Initiative, HousingNOLA will develop or rehab 1,500 affordable units, (300 home owners occupied and 1,200 rentals), by improving policy framework and refining the use of public and private resources to generate wealth for marginalized New Orleanians with low to moderate income within the Claiborne Corridor in the next two years.





OWN THE CRESCENT

HousingNOLA Neighborhood Typology

Emerald

High vacancy, low market activity

Sapphire

Older housing stock, affordable rents and home prices

Diamond

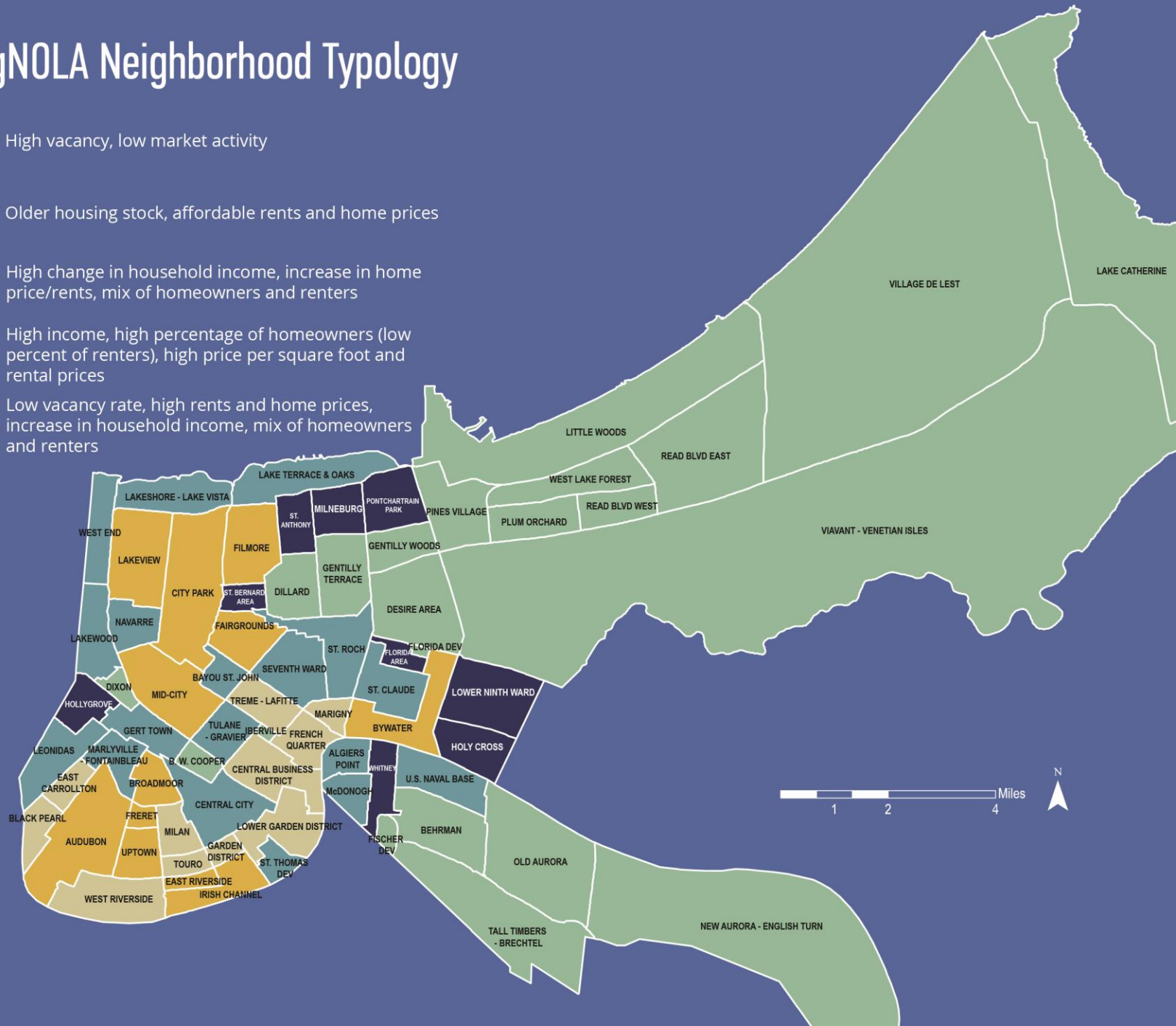
High change in household income, increase in home price/rents, mix of homeowners and renters

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



What IS too damn high?

Researching the real cost of housing in New Orleans



Housing Snapshot

	2014	2015	2016	2017	2018	2019
Median Home Value	\$213,312	\$240,580	\$240,760	\$224,430	\$254,418	\$249,890
Median Monthly Rent	\$1,008	\$1,051	\$1,024	\$1,032	\$1,040	\$1,039
Median Yearly Household Income	\$39,445	\$43,363	\$42,388	\$39,700	\$40,245	\$46,928
Population	384,320	389,617	391,495	393,292	391,006	390,144
Renters with Cost Burden	61%	62%	61%	64%	63%	57%
Homeowners with Cost Burden	33%	31%	32%	32%	34%	29%

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



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



PUT HOUSING FIRST