
WEEK 2
Saturday
March. 25, 2023
9:00AM–1:00 PM

9TH 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 of CSND/ComNet LLC
- 9:10 AM: ***Curriculum Direction:***
Dr. Sung No,
Co-Director, SU EDA University Center
- 9:15 AM: ***“Build BR”***
Cornelius Payne,
Director of Real Estate
- 9:35 AM: ***“Adjudicated Pros & Cons”***
Victoria Hines,
VJH Consulting
- 10:20 AM: ***“Affordable Housing Advocacy”***
Andreanecia Morris,
Exe Dir, HousingNOLA
- 11:05 AM: ***“Capacity Building”***
Nicole Barnes, Exe Dir,
Jerricho Episcopal Housing Initiative
- 12:00 PM: ***“Funding Sources”***
Louis Russell,
Louisiana Housing Corporation.
- 12:55pm: ***Closing:***
Eric L. Porter, Dean Andrews & Dr. Sung No

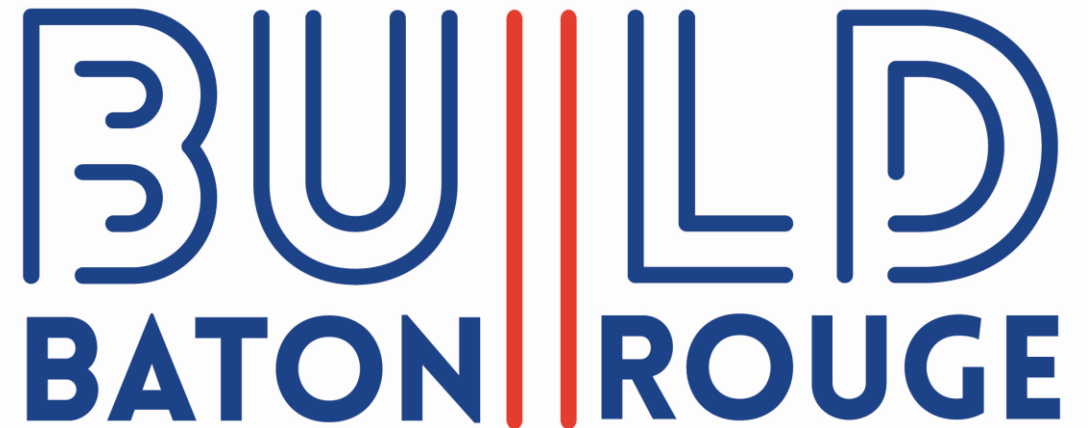
PLANK ROAD TRANSFORMATION

Cornelius Payne

Director of Real Estate Development

Build Baton Rouge

March 8, 2023



Build Baton Rouge



- The Redevelopment Authority of East Baton Rouge Parish

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

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.



Collaborative Partners

MetroMorphosis

- Baton Rouge non-profit with extensive experience training, assisting, and promoting local and minority-owned businesses.
- Will execute the business assistance program and manage the Food Incubator.

Mission — Founded in 2012, MetroMorphosis is a nonprofit organization whose mission is to transform urban communities from within. Through this mission, the organization seeks to develop and mobilize a critical mass of engaged citizens to design and implement sustainable solutions to persistent community challenges.

Vision – A critical mass of engaged people equipped to transform their own communities.

Values – Humility, Innovation, Honesty, Transparency, Respect

- <https://metromorphosis.net/mission-core-values/>

Collaborative Partners

TruFund Financial Services, Inc.

- 501 (c) 3 certified Community Development Financial Institution (CDFI)
- Will provide lending services for the micro-loan program.

Our mission is to promote and foster economic development within underserved communities and among disadvantaged populations. TruFund achieves this by providing innovative financial solutions that have TruImpact, revitalize communities and create jobs. As a nonprofit – mission driven entity. TruFund offers affordable loan capital to small businesses and nonprofit organizations that are financially viable, but have difficulty accessing capital from banks or other conventional lenders. TruFund was established in 2005 as a national nonprofit organization that advances economic opportunity for people, businesses, and communities in need. TruFund offers more than a loan – we provide an opportunity for underserved small businesses and low-income communities to thrive.

- <https://www.trufund.org/about-us/>

Collaborative Partners

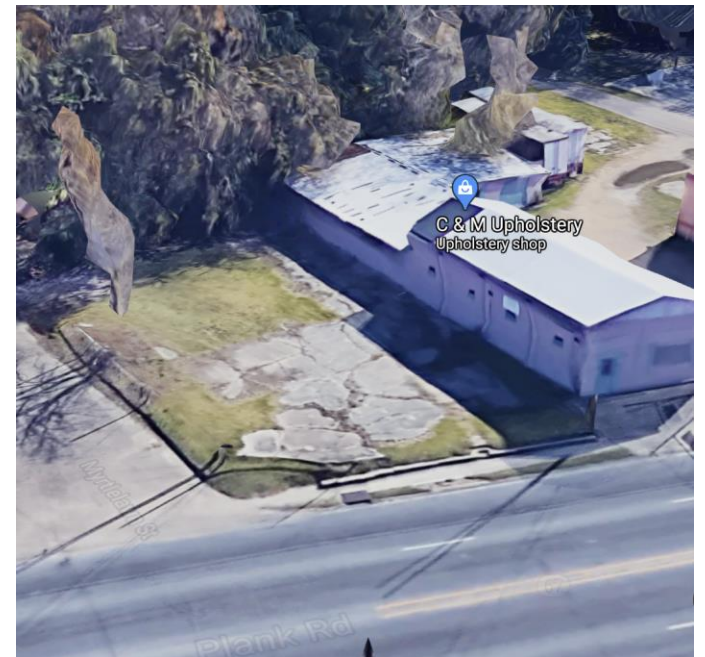
Co-City BR

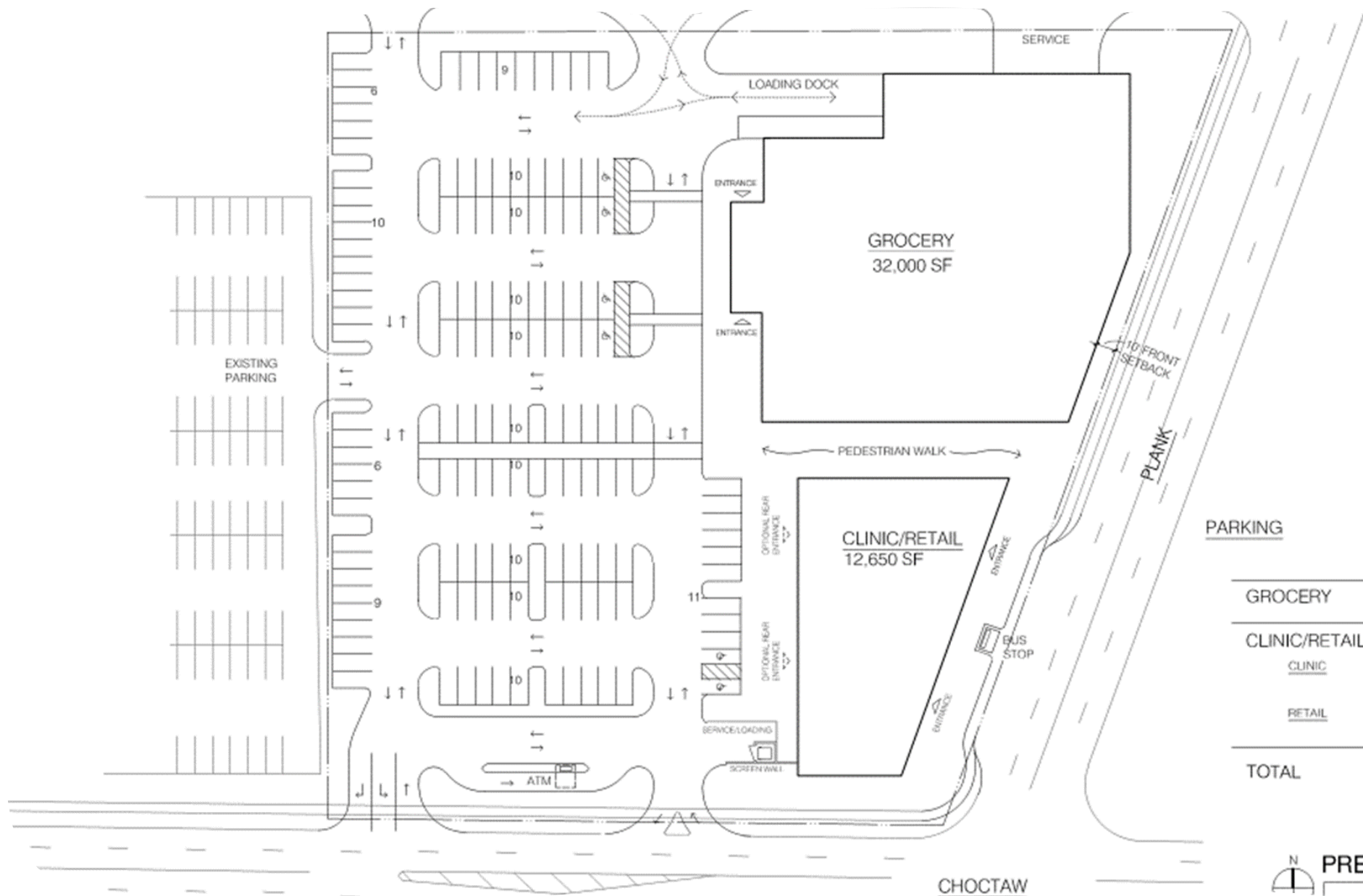
- A partnership with the Marron Institute for Urban Management at New York University and the LabGov Project at Georgetown University.

Plank Road Project

Pocket Park

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





PARKING

	REQUIRED	PROVIDED
GROCERY	32,000 SF @ 1/330 SF = 97 SPACES	97 SPACES
CLINIC/RETAIL		
CLINIC	6,000 SF @ 1/250 SF = 24 SPACES	24 SPACES
RETAIL	6,650 SF @ 1/330 SF = 20 SPACES	20 SPACES
TOTAL	141 SPACES	141 SPACES



PRELIMINARY SITE STUDY



THANK YOU FOR LISTENING!



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

March 25, 2023

**Creating Sustainable
Neighborhood Developers'
Program: *Virtual***



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.

BE IT KNOWN AND REMEMBERED, that, I, Beverly Garipey, 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:

TO WIT: C/O [REDACTED]

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 Garipey, 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

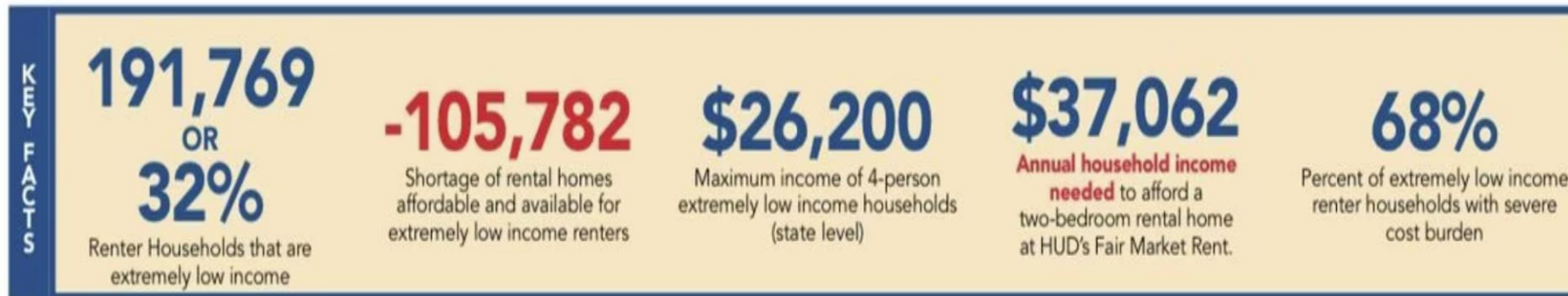
Developing
Affordable
Housing & Its
Benefits

What is Affordable Housing ?

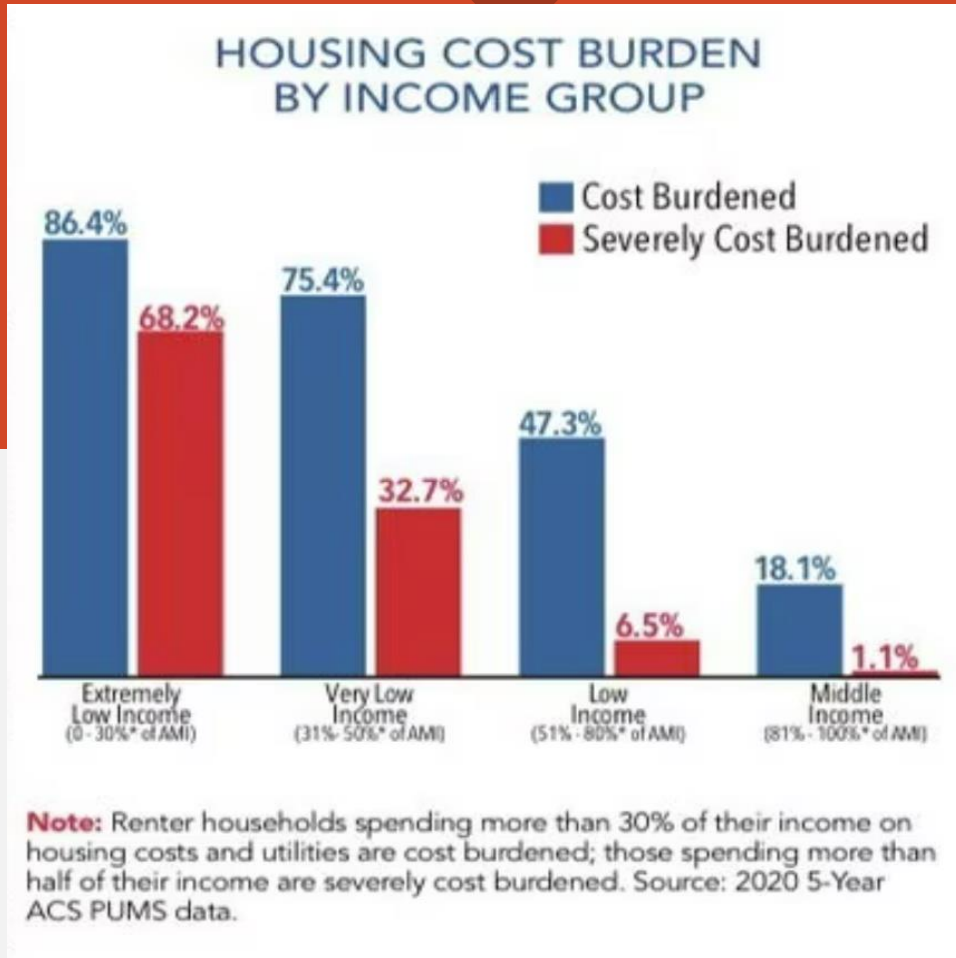
- Affordable Housing is housing which is deemed affordable to those with a household income at or below the area median income (AMI) as rated by the national government or a local government by a recognized affordability index.
- HUD defines housing as affordable when it consumes no more than 30% of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

Victoria Hines, Esq.

Telephone: 504-710-4757

Email: vjhineslaw@aol.com



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



Creating Neighborhood Developers

March 25, 2023



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.



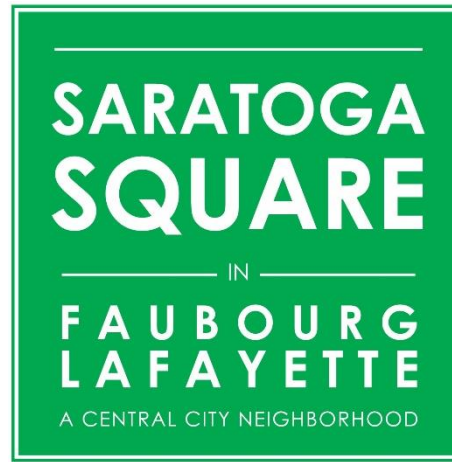
Capacity Building

- 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.



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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





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



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Home Development



JERICO ROAD
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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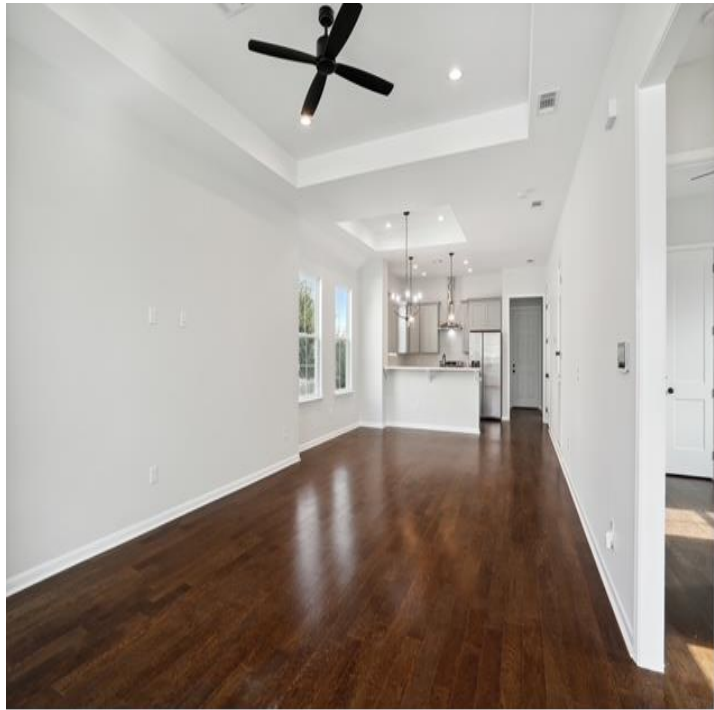


Pontchartrain Park

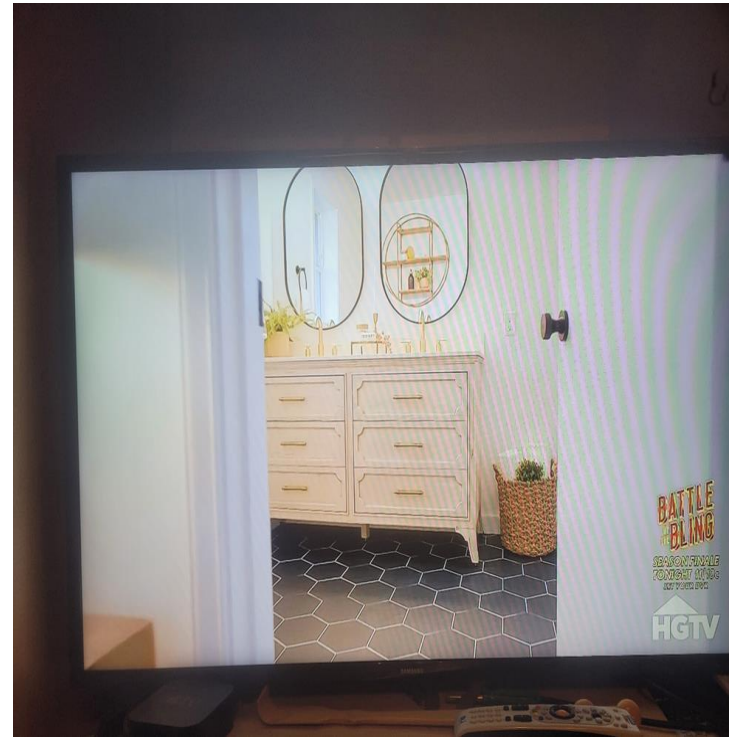


- Two homes in the historic Pontchartrain Park subdivision include the new fortified construction standards. This will translate into a more weather resistant home and lower insurance rates.

Pontchartrain Park



Pontchartrain Park



Pontchartrain Park



Pontchartrain Park





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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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JERICHO ROAD

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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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WFD: Westwego Homeownership



WFD: Westwego Homeownership





Financial Coaching on the Jobsite





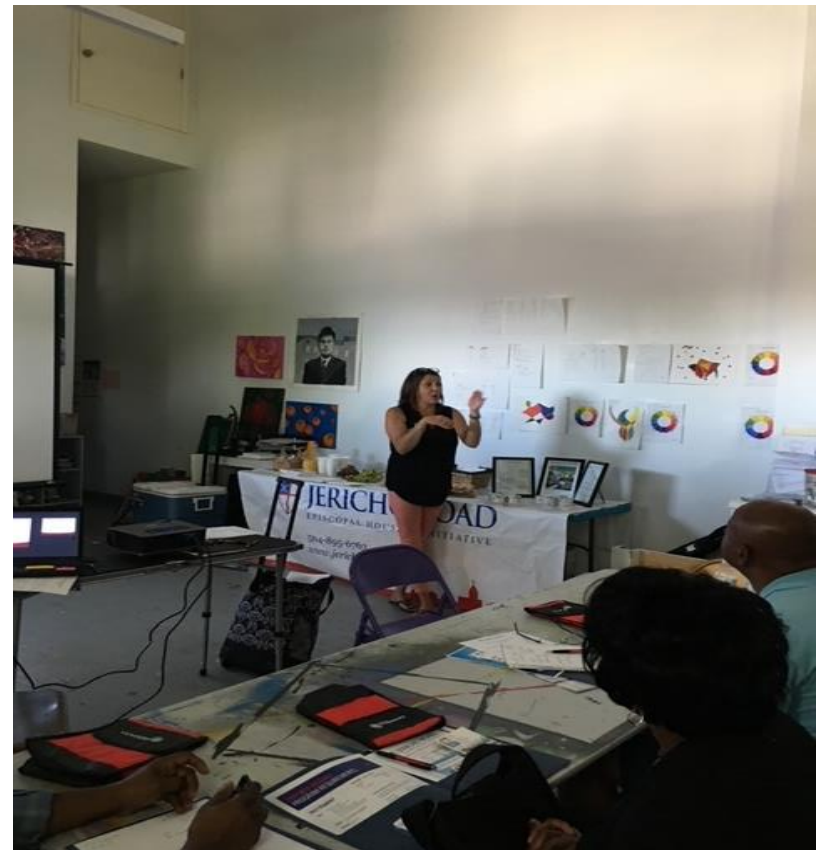
Living Wages = Homeownership





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Homeowner Workshops





JERICHO ROAD
EPISCOPAL HOUSING INITIATIVE

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, JERICHO 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



JERICHO ROAD
EPISCOPAL HOUSING INITIATIVE



Learn more about Jericho Road:
www.jerichohousing.org

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



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



Creating Neighborhood Developers

March 25, 2023



Capacity Building

Presented By:
Nicole Barnes
Executive Director



Capacity Building

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JERICHO ROAD
EPISCOPAL HOUSING INITIATIVE

Capacity Building

Creating a Strong Future: Together



JERICHO ROAD
EPISCOPAL HOUSING INITIATIVE



**PROJECT
HOMECOMING**

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Capacity Building

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



Capacity Building

- ◉ Post Merger/Pandemic:
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 - ❖ 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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- 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.



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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





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



Home Development



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**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

Central City Infill Housing



Cost

\$15 million +

Size

90,000 sq. ft. +



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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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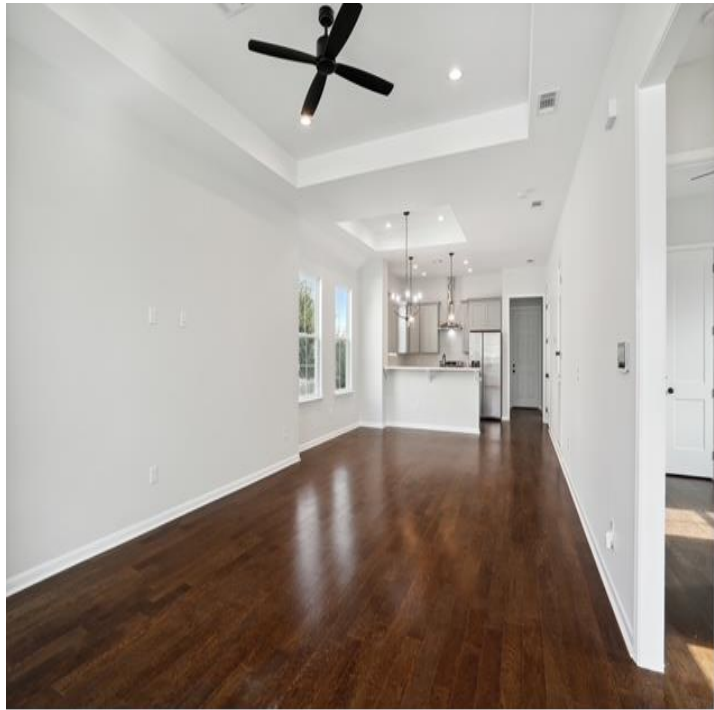


Pontchartrain Park

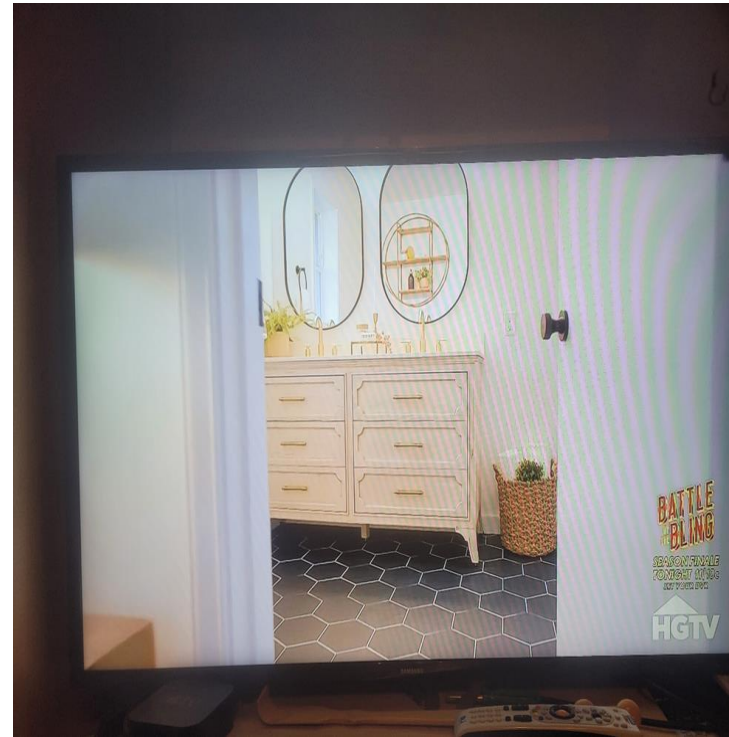


- Two homes in the historic Pontchartrain Park subdivision include the new fortified construction standards. This will translate into a more weather resistant home and lower insurance rates.

Pontchartrain Park



Pontchartrain Park



Pontchartrain Park



Pontchartrain Park





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Land Stewardship



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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



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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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WFD: Westwego Homeownership



WFD: Westwego Homeownership





Financial Coaching on the Jobsite





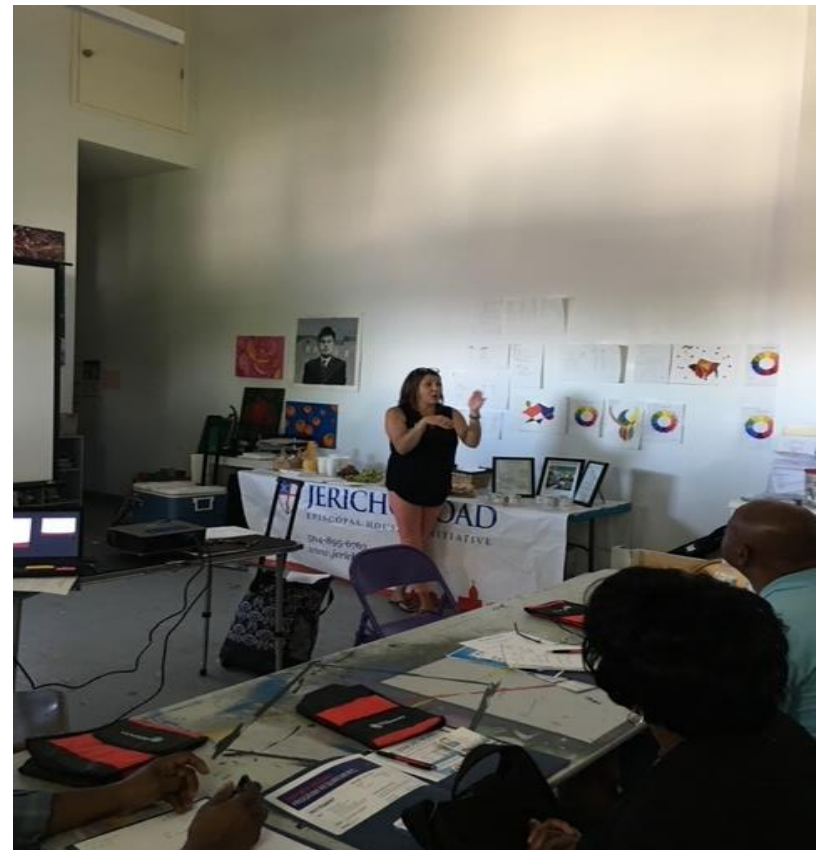
Living Wages = Homeownership





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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, 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	CHIKUITA LATTIMORE, VICE PRESIDENT, FINANCIAL CAPABILITY, UNITED WAY OF SOUTHEAST LA Miss 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



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Our Impact



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Learn more about Jericho Road:
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