

Louisiana Statewide  
*Homeownership*  
*Think Tank*  
*Roundtable*



**Single-Family Housing  
Programs:  
Access to Affordable  
Resources**

***Southern University A&M  
College ~ Baton Rouge, LA  
September 8, 2033***



EPISCOPAL HOUSING INITIATIVE

## ***Access to Affordable Housing Resources***

***Presented By:  
Nicole Barnes  
Executive Director***



# Access to Affordable Resources

## **The Need:**

- ***13,000 Homeownership Units***
- ***Median Home Price: \$192,800***
- ***Median Household Income:***  
***\$52,087***



# **Access to Affordable Resources**

## **The Cost:**

***On average, the total development cost, for a new construction home, ranges from \$225K to \$275K. This for a 1400 sq. ft. a home that is energy efficient and features requisite building code compliance for climate resiliency.***



# **Access to Affordable Resources**

## **The Solution:**

***An intentional, willful and concerted effort by the relative partners to center the collective goal providing affordable homeownership for low-to-moderate income homebuyers.***

# Access to Affordable Resources

## *The Partners & Resources:*

- ***Governmental Entities***
  - ***Publicly-owned Land***
  - ***Development Resources***
  - ***Homebuyer Resources***



## **Access to Affordable Resources**

- ***Nonprofits, Community Housing Development Organizations and Community and Community Development Corp. Counseling Agencies***
  - **Home Development**
  - **Construction**
  - **Homebuyer Preparation and on-going Support**
  - **Identification of Resources (buyers)**



# Access to Affordable Resources

- ***Philanthropy***

- ***Development Resources***
- ***Homebuyer Resources***
- ***Nonprofit Operating Support***





# **Access to Affordable Resources**

- ***Financial Institutions***
  - **Construction Financing (Patient Financing)**
  - **Mortgage Financing (Various Products)**
  - **Alternative Credit Analysis**



## Access to Affordable Resources

### ○ ***We've done this before:***

The government via the FHA  
in the 1950s and 1960s:

- Created redline laws to limit residency and home purchases in the suburbs to whites.



## **Access to Affordable Resources**

- **Created underwriting criteria to prevent non-white families and individuals from qualifying for mortgages.**
- **Made FHA and VA loans available to whites only.**



## **Access to Affordable Resources**

**Relocated whites from segregated public housing to suburban white-only communities with government subsidies and houses that they were able to purchase for no more than twice the median income at the time.**



## **Access to Affordable Resources**

- Homes that are now worth an estimated \$300,000 to \$400,000.
- Amassing equity to send their children to college...
- Amassing equity to start their own businesses...
- Passing on generational wealth to their children...



# **Access to Affordable Resources**

**More information regarding the history of segregation and redlining and the lasting impact on housing and wealth generation can be found in :**

***The Color of Law***  
***By Richard Rothstein***



# Access to Affordable Resources

*There is a foundation to start with:*

- The Various USDA Programs
- Soft – second Mortgage Programs
- The Housing Choice Voucher Program
- Missing link:
- *An intentional, willful and concerted effort...*



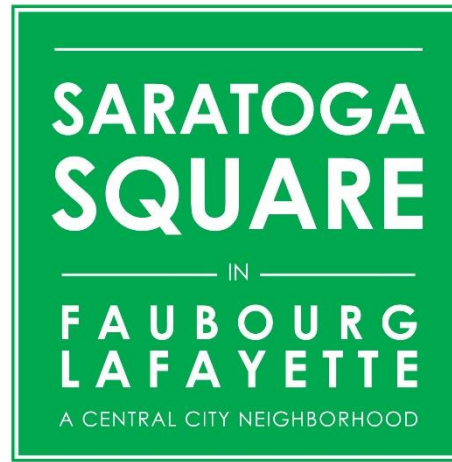
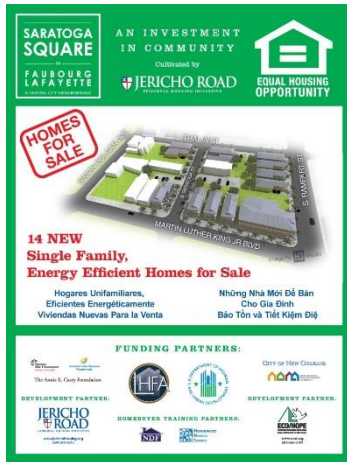
# Access to Affordable Resources

- Development of intentional land use development and disposition policies by the municipality that prioritizes affordability.
- Cultivating funding sources for affordable development.
- Supporting Small developers in the creation of affordable housing opportunities
- Committing to an annual development goal with the requisite support.





# 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 Oretha Castle Haley renaissance
- Co-developed with EDC Hope Credit Union





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# 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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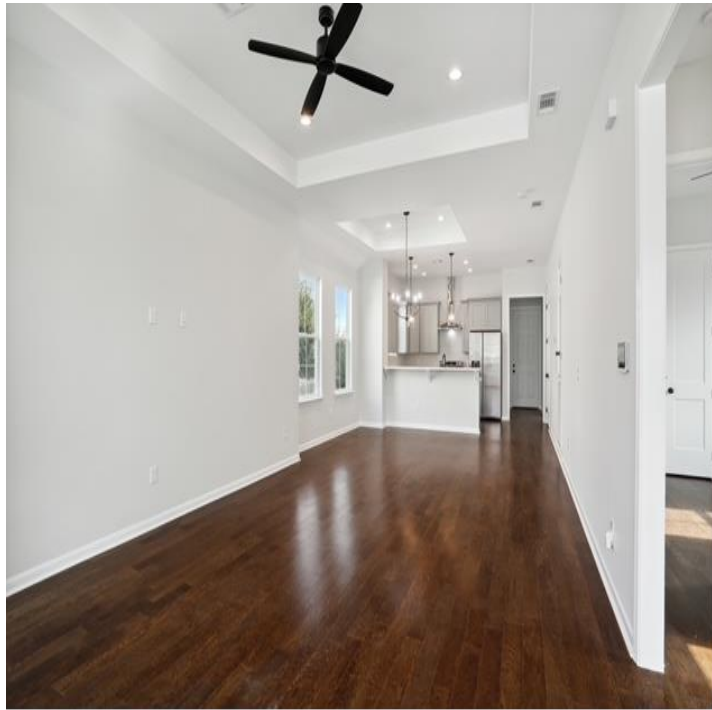


# Pontchartrain Park

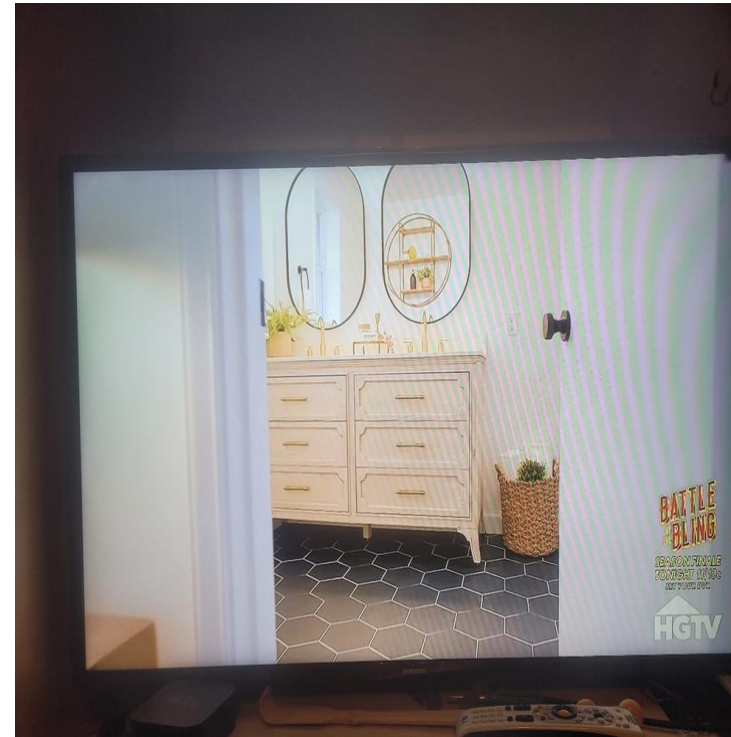


- Two homes in the historic Pontchartrain Park subdivision include the new fortified construction standards. This will translate into a more weather resistant home and lower insurance rates.

# Pontchartrain Park



# Pontchartrain Park







# Pontchartrain Park





# Pontchartrain Park





# New Isle de Jean Charles







# New Isle de Jean Charles







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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*

# 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







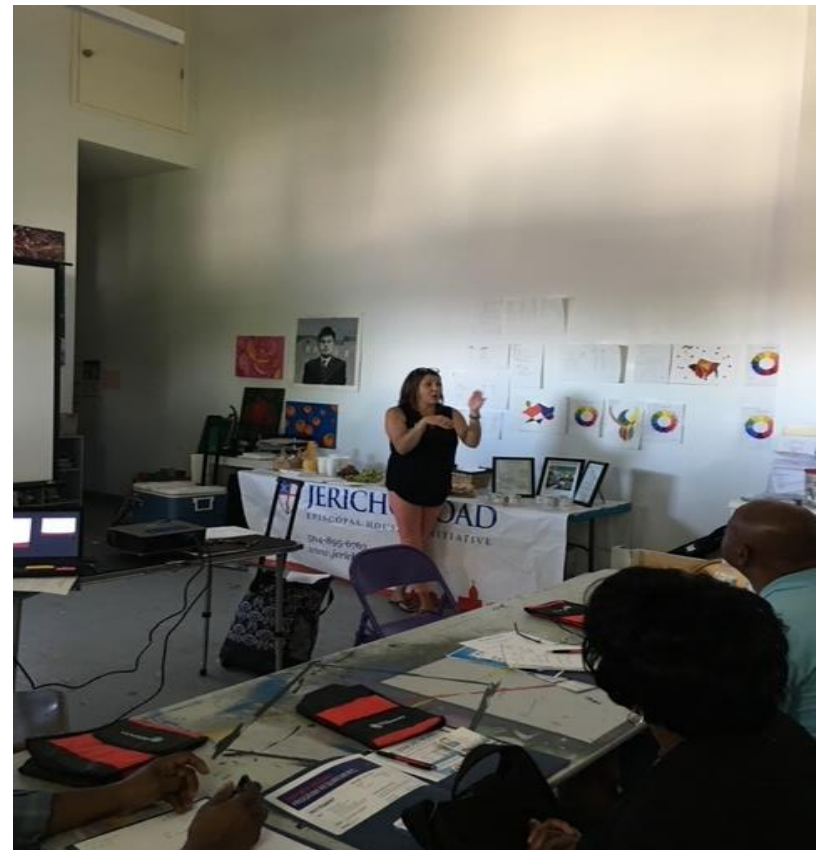
# Living Wages = Homeownership





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# Homeowner Workshops







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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

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  
Homebuyers' 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](mailto:housingoutreach@jerichohousing.org)

[JerichoHousing.com](http://JerichoHousing.com)





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## 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](http://www.jerichohousing.org)**

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