



NDF's New Chairman of the Board

MEET NICK HARRIS

Master connector and head of Dillard University's Community Development Corporation looks forward to leveraging relationships and bringing NDF's vital resources to a broader community.

For more nearly 30 years, Nick Harris has been an integral part of the Dillard University family and the greater Gentilly neighborhood. His gift for putting community partners, stakeholders and residents together to secure long-term viability and wealth-building is at the heart of the success the area has realized and the promising future that lies ahead. Harris hopes to bring that same gift, along with a treasure trove of relationships, to his new role as chairman of the board for the Neighborhood Development Foundation. Outgoing chairman Ed Marshall, Senior Vice President of Public Relations at First NBC Bank will remain as NDF's Board President.

A respected community and economic development professional, Harris once served as Urban Development Action Grants (UDAG) Administrator for Mayor Ernest N. Morial. He was instrumental in the development of more than 150 single-family homes throughout the city and in securing more than \$5 million of UDAG's for housing and

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Affordable Housing is a Right

In a recent conversation for his profile, incoming NDF Board Chairman Nick Harris shared one of my favorite principles: that is, while everybody may not be ready for or interested in purchasing a home, everybody should be able to have a sense of dignity and pride about their economic condition. But according the preliminary report from HousingNOLA, an initiative focused on increase affordability in housing, there are a lot of people in New Orleans for which this is not a reality. That's because the cost of owning a home or paying rent far exceeds how much they bring home in their check. Simply put, this city faces an affordable housing crisis that is out of this world.

Post-Katrina, residents have seen their housing costs go through the roof. While there is debate as to the reason why, what's most important is the reality that current trends are simply unsustainable. According to its preliminary report released in August 2015, HousingNOLA found that the city of New Orleans outpaced the national average when considering how much of their income our residents are paying toward

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Meet Nick Harris (cont'd.)

commercial development, including Canal Place and the Convention Center that would eventually bear the respected mayor's name. His accomplishments would later earn him an appointment to serve as the Director of the Office of Small, Minority and Women Business Development. Here, he was responsible for providing technical assistance to local small business, matching them with large corporations for joint ventures and procurement opportunities. He also managed the City of New Orleans Women and Minority Set-aside Program and created a certification application for minority businesses.

In 2006, Dillard University created a new senior level administrative department for Community and Economic Development to address the rebuilding of Dillard University and the Gentilly Neighborhood in the wake of Hurricane Katrina.

As Executive Director of the Community Development Corporation, Harris has been successful in providing resources to neighborhoods for commercial and residential growth. The CDC works in partnership with neighborhood groups, the City of New Orleans Mayor's Office, and other interested groups to revitalize the Gentilly neighborhood.

To date, the CDC has generated more than \$1 million in operating funds through grants and donations. It has assisted more than fifty Gentilly homeowners with minor renovations to their residences and coordinated Health Fairs, an Annual Housing Fair, Youth Summits, Financial Literacy Workshops, Job Fairs, Procurement Opportunity Summits and Computer Literacy Workshops.

Harris hopes to bring the benefit of his longstanding relationships with the vast majority of the lending institutions in the city as well as community stakeholders outside of NDF's traditional service area to his role as board chair. Additionally, he would like to see increased outreach activities where by NDF supports community organizations with information about the services it provides to help benefit those groups' stakeholders.

Ultimately, he hopes to impart the importance of service as a major responsibility of board membership with NDF. "I would like our board to have a sense of wanting to make a difference in the lives of others, and that's the first order of business," he says. "How can I make a difference in the lives of others? If you use that as a foundation, then you will know what resources to bring to the table."

Fred Says ... (cont'd.)

housing costs. In 2013, 46,433 households (58%) in New Orleans paid more than one-third of their income towards housing costs, and 29,271 (37%) households paid over half of their income towards housing costs. Nationally, 39.8 million households (34%) pay more than one-third of their household income towards housing costs, and 18.3 million (15%) of those households spend over half of their income on housing costs.* When you add in the fact that often those that pay disparate amounts of their income in rent tend to work in low-wage yet popular industries - hospitality and retail - and that they also tend to be minorities, you realize that affordable housing is currently viewed as a privilege and not a right.

The work of HousingNOLA is incredibly important in addressing this imbalance. With a goal to add 5,000 units of affordable housing in the city by 2025, this group of non-profit organizations, funders and community stakeholders is working together to find solutions to this critical problem. We've celebrated a few policy wins, and I'm glad to say it's something the Mayor supports.

But the fight is far from over. Opposition has been raised by some members of the business community. And there is more work to be done at the policy level and amongst our partners. However, NDF and our community partners are committed to help the most vulnerable of our residents grab hold of their right to affordable housing.

*Source: 2008-2012 Comprehensive Housing Affordability Survey Estimates, Department of Housing and Urban Development.



Save the Date to Celebrate Our 30th Year

Saturday, October 15th ~ 5:30 to 9 pm

Sponsorship Opportunities Available
Visit ndf-neworleans.org for more information.

NDF TRAINING CALENDAR

Third Quarter 2016

August 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
	Financial Fitness					
14	15	16	17	18	19	20
	Homebuyer Education					
21	22	23	24	25	26	27
28	29	30	Landlord Educ.			

Financial Fitness
August 8th - 10th & October 17th - 19th
5:30 - 8:30 pm



The 9-hour Financial Fitness Learning Course is designed to provide its participants with the necessary knowledge, skills, and abilities to examine their financial status, eradicate credit blemishes, build a good credit profile, & create asset building movements among persons who have low and moderate incomes.

September 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	
	Homebuyer Education					

Homebuyer Education
August 15th - 18th,
September 26th - 29th & October 24th - 27th
5:30 - 8:30 pm



NDF provides 12 hours of classroom home ownership education and training. The classroom environment allows participants to receive valuable information, ask questions, and learn from the responses to the questions of others.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
October 2016						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
	Financial Fitness					
23	24	25	26	27	28	29
	Homebuyer Education					
30	31					

Landlord Education
August 31st - 8:30 am - 5:30 pm



The Neighborhood Development Foundation's Landlord Training class is designed to teach new homeowners how to manage a small business and increase their chances of success as a new homeowner. This class is sponsored in part by the Fannie Mae Foundation.

NDF TRAINING FAQ's

How do I participate?

There are a few things you will need to know in order to participate in the program.

There are fees associated with this program.

NDF only accepts the following forms of payment:

CHECK

MONEY ORDER

DEBIT OR CREDIT CARDS

What do I need to bring?

Prior to starting any NDF training session, you must schedule an appointment with our staff. Copies of the items listed below are required and should be made before your appointment:

- Copies of your last 4 recent check stubs and/or proof of other income sources (SSI, pension, retirement, disability, etc.)
- A copy of your last 2 bank statements from all checking or savings account(s).

- A copy of your last three (3) years income tax returns/W-2 form from employer. You can get copies by visiting www.irs.gov/Individuals/Order-a-Transcript or completing the form at www.irs.gov/pub/irs-pdf/f4506.pdf
- A copy of Louisiana identification.
- Proof of parent child relationship (FOR CHILDREN UNDER THE AGE OF 18). Acceptable documents include: birth certificates, baptism or other religious documentations, paternity acknowledgements, adoption papers

Once you have collected and made copies of these forms, you can contact us at 504.488.0155.

**Classes are held at our offices at
1429 S. Rampart Street, New Orleans, LA 70113.**



THE COLLABORATIVE

Louisiana Homebuyer Education Collaborative (LHEC) is an accreditation body that ensures housing counseling standards are being met by local agencies that provide services such as first-time homebuyer education, financial literacy, credit counseling, and foreclosure prevention. Check out the monthly activities of the Collaborative on the [Greater New Orleans Housing Alliance Website](#).

2016 Timeline for LHEC Members:

Capacity Assessment: March - April 2016

Curriculum Review: June - July 2016

Secret Shopper Assessments Completed: August 2016

Application Cycle: August - October 2016

Schedule for 2017 Certification

August 2016 - Application Released

November 2016 - Application Due

**Click here to access the
2017 LHEC Certification Application**
or visit gnoha.org/main/the_collaborative.

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3221 Second Street

3328 Third Street

3619 Fourth Street

3626 Fourth Street

2420 Gravier Street

3614 Erato Street

1323 S. Derbigny Street

Call our offices at 504-488-0155 to learn more today!

Louisiana Reinvestment Summit



Wednesday, September 14 • 12:00 PM – 6:30 PM
New Orleans, LA

A decade after Hurricane Katrina, Louisiana is becoming a hotbed of innovation and entrepreneurship. But while the resilient Bayou State is in the midst of economic growth, not every resident is benefitting. NCRC's Louisiana Reinvestment Summit will bring together community-based organizations, financial institutions and public officials to collaborate on strategies to open doors to economic opportunity for all Louisianans.

FEATURING WORKSHOPS AND PLENARIES ON:

- Community wealth building
- Environmental impacts on housing
- Healthy communities
- Overcoming barriers to banking services
- Capital and credit for minority businesses
- Foreclosure prevention
- Workforce development for returning citizens
- Community reinvestment
- Community development partnerships
- Faith-based community development

CONVENED IN PARTNERSHIP WITH:

Foundation for Louisiana	Multicultural CDC
Greater New Orleans Housing Alliance	Neighborhood Development Foundation
HousingNOLA	Northwest CDC
LiftFund	Puentes
	Urban League Women's Business Center

LOCATION:

Astor Crowne Plaza
739 Canal Street at Bourbon • New Orleans, LA 70130

COST:

Community Members:	\$10
NCRC Members:	\$25
Non profit/Non members:	\$50
Government rate:	\$75
For-profit entities:	\$100
Reception Only:	\$20

REGISTRATION:

<https://louisianacra.eventbrite.com>
Registration ends August 26. New information will be posted as it is available – [check back for updates!](#)

Special Community Member rates and scholarships are available for people who are experiencing financial hardship.

Email Caitie Rountree at crountree@ncrc.org for more information.



A Warm Welcome and a Fond Farewell at the Finance Authority of New Orleans



The Finance Authority of New Orleans recently announced the appointment of Damon Burns as its new executive director, bringing to a close a long, storied career for its former head and longtime NDF partner, Mtumishi St.

Julien. Burns is a public finance professional with more than 10 years of experience in investment and corporate banking, economic development and financial technology.

As a former vice president with Morgan Keegan, he led more than \$1 billion in municipal bond offerings on behalf of local and state agencies. Most recently, he founded Munivestor, a financial technology company focused on software solutions for the public finance industry. The Finance Authority of New Orleans is offering a bond program that provides down payment and closing cost assistance grants for up to 4 percent of the first mortgage amount to eligible homebuyers.

Burns will fill the seat left open upon St. Julien's retirement after 25 years of service.

The NDF family thanks you, Mtumishi, for your invaluable support over the years and wishes you well!

Win a chance to celebrate with us at the 30th Birthday Bash!

Your story is our story. Tell us your NDF story, and you could qualify for a year of free financial counseling to take you to the next level of long-term wealth building. Plus, you'll get to join us for VIP access during the 30th Birthday Bash. Email the following information with "30th Birthday Contest" in the subject line to info@ndf-neworleans.org by October 1st for your chance to win!

- Name
- Address
- Phone number
- Address of home purchased after NDF counseling



HousingNOLA appoints Andreanecia Morris as its Executive Director, releases preliminary findings



The Board of Directors for HousingNOLA, a community-led plan to address the needs of New Orleans residents over the next ten years, recently announced the appointment of veteran housing advocate Andreanecia Morris as its inaugural executive director. Morris has dedicated the past 20 years of her life to improving the affordable-housing market in New Orleans. A graduate of

Loyola University, Morris has worked to create affordable housing opportunities in the Greater New Orleans Area in both the public and private sector. She has helped create opportunities for approximately 500 families to become first time homebuyers after Hurricane Katrina, and she was lead organizer for GNOHA when it started in 2007 as a collaborative coalition of non-profit housing builders and community development corporations working to rebuild the City of New Orleans. She also currently serves as Chair of the Board of Governors for the Greater New Orleans Housing Alliance.

“I am truly humbled and honored to be selected to serve as the Executive Director of this great organization,” said Morris. “I am excited to continue to work towards improving affordable housing for the New Orleans community.”

HousingNOLA is the result of New Orleanians coming together to create a visionary document that reflects upon housing in the past, analyzes our present state of housing, and recommends strategies for making better housing-policy decisions in the future. The plan commits to adding 5,000 affordable housing units to the city’s stock by 2025. The Plan is divided into two distinct reports: the release of this document in August 2015, and the final HousingNOLA Plan released in December 2015. A recently released Preliminary Report serves as a product of the research, community engagement, and

discussions that have occurred through the HousingNOLA process thus far.

Preliminary findings include:

- There is a demand for approximately 33,000 units (new construction and rehab) over the next 10 years in New Orleans.
- If homeownership and rental levels remain constant over the next 10 years, there will be an even split between new homeownership units (16,921) and rental units (16,672) needed.
- Highest homeowner/buyer demand will be families earning between \$29,717 and \$44,575 and over \$44,575 for 2 bedroom and 3 bedroom units.
- Highest renter demand will be families earning less than \$11,143 and over \$37,146, for 1 bedroom and 2 bedroom units.
- “Fair market rent” in New Orleans for a 1 bedroom apartment is \$767 monthly or \$9,204 yearly.
- Median income in New Orleans is \$37,146; median rent is \$765; average home value is \$183,700.
- African-American households disproportionately pay more of their income towards housing costs.
- More than 70% of all households pay more than one third or more of their income towards housing costs.
- Between 2005 and 2015, the number of Housing Choice Vouchers given out by HANO has more than doubled.

[Click here to view full HousingNOLA Preliminary Report or visit HousingNOLA.org/main/preliminary_report.](#)

Notable News Notes

Credit Counseling for Housing: What It Is and What to Expect

By Sean Pyle

Full article originally appeared on June 1, 2016, on NerdWallet.com

Managing your housing — whether you’re purchasing your first home, at risk of losing your apartment or anything in between — can be financially and emotionally draining.

You aren’t in this alone, however. Financial guidance from credit counselors at nonprofit credit counseling agencies approved by the U.S. Department of Housing and Urban Development can help you achieve your housing goals.

To find out how it can help you, look through this list of housing counseling services. You can click on the link to jump straight to the section that suits your situation:

Pre-purchase counseling: Mortgage companies may require this for homebuyers. While it’s primarily for first-time homebuyers, lenders may also require it if you’ve had a foreclosure or are otherwise deemed financially at-risk, and some government programs require it.

Delinquent mortgage counseling and rental assistance counseling: If you’ve fallen behind on your mortgage or are in danger of it, delinquent mortgage counseling — sometimes called foreclosure prevention counseling — can help you make a plan to get back on track. Rental assistance counseling can help if you’re having difficulty paying your rent or finding affordable housing and need local resources.

Homebuyer education: Your lender may require an education course (in addition to pre-purchase counseling) if you’re a first-time buyer or have had financial trouble in the past. Also, some counseling agencies offer post-purchase counseling on navigating the financial obligations and risks of homeownership.

View the full article at www.nerdwallet.com/blog/finance/credit-counseling-for-housing/.