

2015

Summer Intern at Concordia: Architectural Design, Community Planning, and Community Capacity Building

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Connecticut College

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NETA NAKASH

SENIOR INTEGRATIVE PROJECT:
INTERNSHIP

ARCHITECTURAL STUDIES
CONNECTICUT COLLEGE
2015

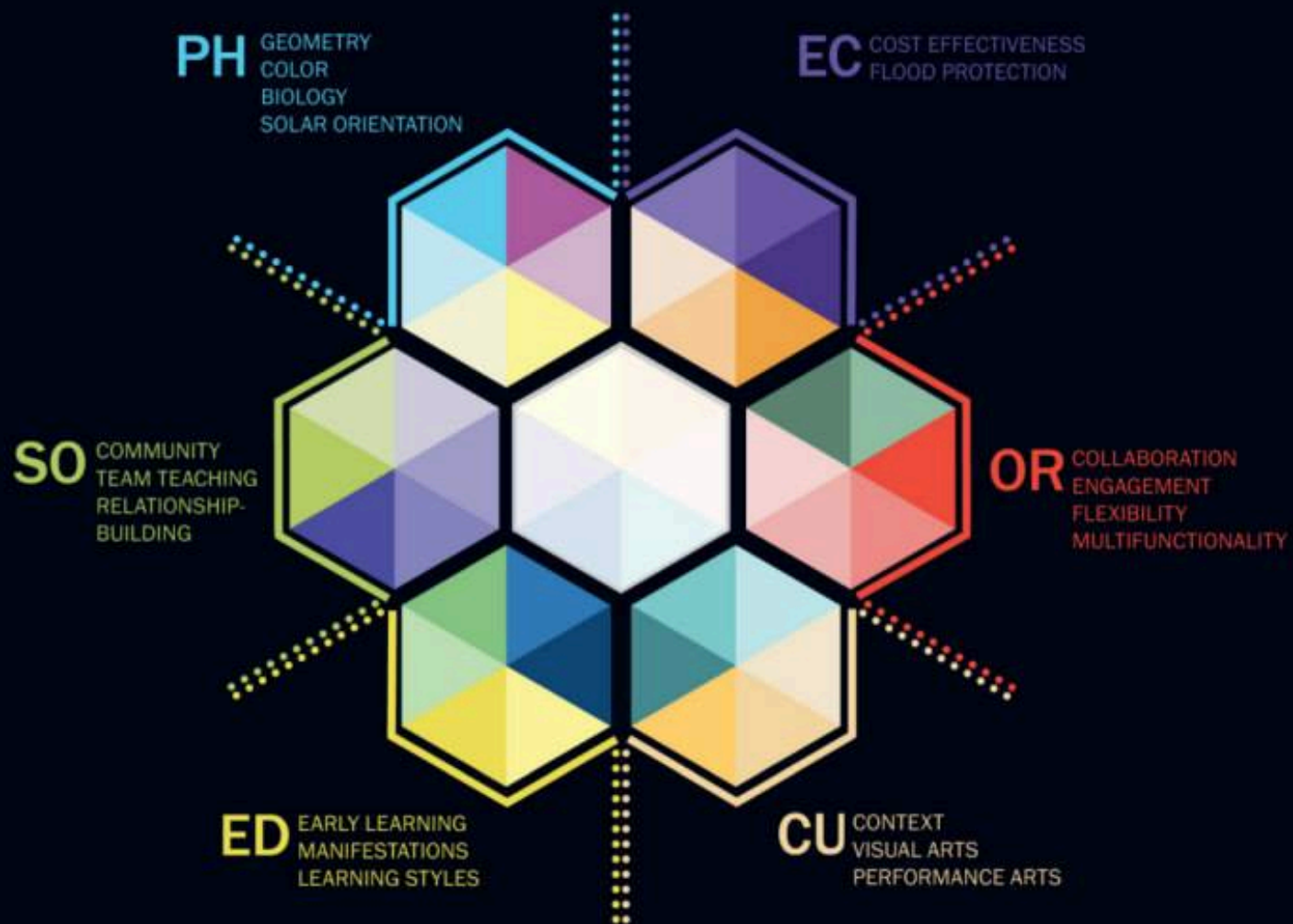


CONNECTICUT
COLLEGE

Summer Intern at Concordia

architectural design, community planning, and
community capacity building

Neta Nakash





Harmony Oaks Development



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HARMONY OAKS HOPE VI EVALUATION

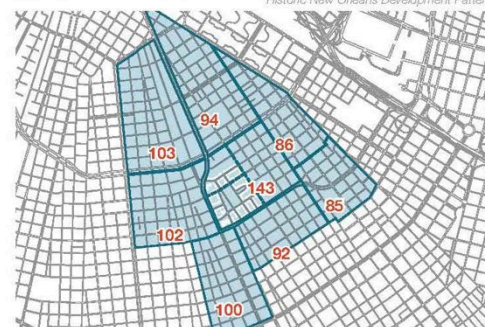
Demographics

Demographically, Central City has always been a majority black neighborhood. New Orleans' population migration patterns depended largely on river connectivity and swamp drainage; the natural high-ground and proximity to river transportation encouraged settlement along the banks of the Mississippi River in key locations that allowed for the greatest transportation flexibility. The city then grew along the river in plantation tracts. The inland end of the tracts, away from the river in what is now the middle of the city, was entirely swamp land until a comprehensive city ordinance in the 1890s detailed a drainage plan that would permanently shape development patterns thereafter.

Prior to and continuing after the drainage plan, many of the black communities of New Orleans were located along this back edge of town. This drainage plan, combined with nationwide turn-of-the-century migration patterns, fostered a dense, urban neighborhood different from older New Orleans neighborhoods; it was home to mostly black Protestants who descended from plantation freedmen. In contrast, the older Tremé neighborhood, which is located at the back of the French Quarter, downriver from Central City, had a population that was primarily black creoles with French ancestry and other free people of color. While it had existed as a sparsely populated swamp only 50 years prior, Central City was the largest black neighborhood in the city, at the time of the Magnolia Project's groundbreaking in 1939.



Central City

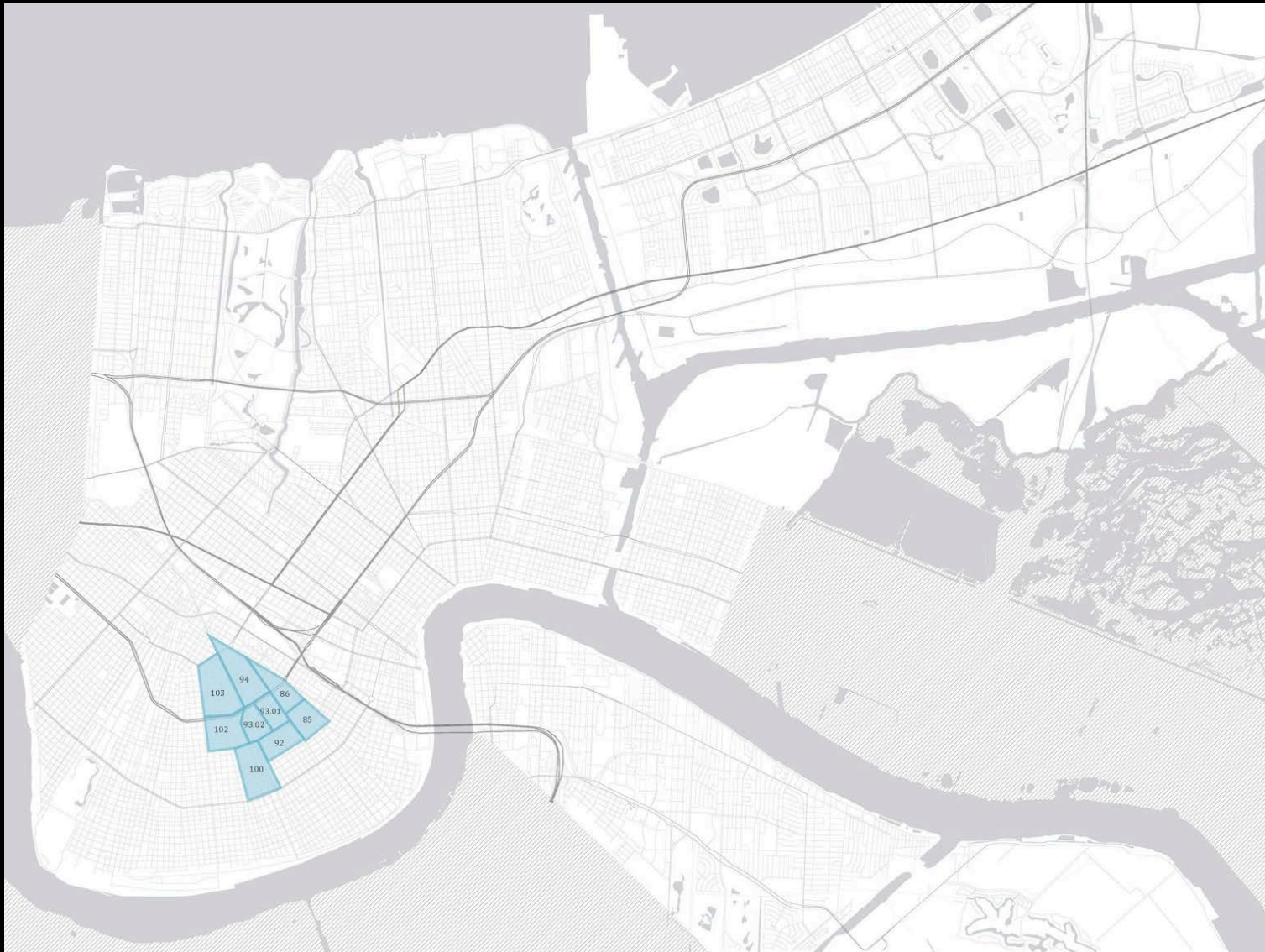


Current neighborhood census tracts (as of 2010) and redeveloped Harmony Oaks



Old census designation for tract 143 pre-Redevelopment, with historic CJ Peete Site plan

HARMONY OAKS HOPE VI EVALUATION



Census Tracts

Income & Poverty Rate

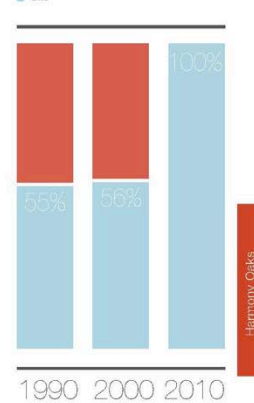
The income of Harmony Oaks has risen in relation to the income of the neighborhood. Data also shows that once the site was redeveloped, the median household income relative to the neighborhood increased significantly. In 1990, CJ Peete households made 55% of the median household income of neighborhood households. In 2000, that amount barely increased to 56%. The data reported by MBR is given by income range so an exact median cannot be reached, but the median income range is similar to the 2010 median household income for the neighborhood.

The 2010 neighborhood median household income is \$21,925 while the estimated median household income based on the ranges provided for the site in 2014 is approximately \$22,000. On site residents now earn the same amount as, or even more than, the surrounding neighborhood. This is almost double the percentage in 2000.

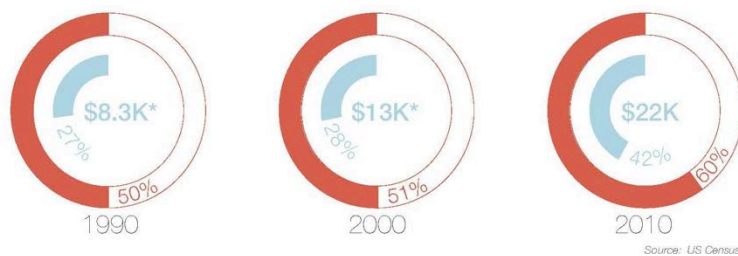
The mean household income based on survey responses for all Harmony Oaks residents is \$25,974 with a 95% confidence interval of \$14,646 to \$28,131. Since the mean data from survey responses is slightly higher than the estimated median, redevelopment residents are likely earning income close to the estimated median of \$22,000. Again, average resident income closely matches, or even slightly exceeds, the surrounding neighborhood.

In 1990, 79% of the households in CJ Peete lived below the US poverty threshold, and in 2000, 69% of the households still lived below the threshold. In 2014, after the redevelopment of the site, the percentage decreased over 30 percentage points, with an estimated 47% of households living below the US poverty threshold.

HOPE VI Site Median Household Income
As a percent of Neighborhood MHI



Median Household Income
Of Neighborhood and HOPE VI Site as a percent of New Orleans MHI



- minority
- income
- education
- employment
- assessed housing values
- owner occupied housing
- crime

Neighborhood | Income | U.S. Census

Poverty Threshold	1990	2000	2010
3 Person Household	10,530	13,874	17,285

Tract 85	1990	2000	2009 (ACS)
Total Population	1800	1778	1105
Median Household Income	6825	11862	14908
% of Neigh. Avg. MHI	74.54%	85.17%	88.00%

Tract 86	1990	2000	2009 (ACS)
Total Population	1918	1599	900
Median Household Income	7701	11955	21563
% of Neigh. Avg. MHI	84.10%	85.84%	98.35%

TRACT 92	1990	2000	2009 (ACS)
Total Population	2141	1778	1105
Median Household Income	6066	11500	17708
% of Neigh. Avg. MHI	66.25%	82.57%	80.77%

TRACT 93.01	1990	2000	2009 (ACS)
Total Population	1332	1778	1105
Median Household Income	7748	13929	16406
% of Neigh. Avg. MHI	84.6%	100.0%	74.83%

TRACT 94	1990	2000	2009 (ACS)
Total Population	2735	1778	1105
Median Household Income	8127	11851	20673
% of Neigh. Avg. MHI	88.75%	85.09%	94.29%

TRACT 100	1990	2000	2009 (ACS)
Total Population	2526	1778	1105
Median Household Income	10781	17390	26486
% of Neigh. Avg. MHI	117.7%	124.9%	120.8%

TRACT 102	1990	2000	2009 (ACS)
Total Population	2974	1778	1105
Median Household Income	10278	16132	25048
% of Neigh. Avg. MHI	112.9%	115.8%	114.3%

TRACT 103	1990	2000	2009 (ACS)
Total Population	3696	1778	1105
Median Household Income	15728	16801	32806
% of Neigh. Avg. MHI	171.8%	120.6%	148.7%

NEW ORLEANS % CHANGE	2000	2009 (ACS)	OVERALL
Total Population	454674	343829	
Total Population % Chng	-2.5%	-29%	96.23%
Median Household Income	27133	36258	
Est. % Under Pov. Threshold	31%	22%	
% Under Poverty % Chng.	0%	-29%	-29%
New Orleans AMI % Change	23.9%	24.3%	54.0%
0-30% AMI % Change	-2%	-56%	-57%
31-60% AMI % Change	-25%	-44%	-58%
61-80% AMI % Change	11%	-48%	-42%
>80% AMI % Change	14%	-23%	-12%

NEW ORLEANS % CHANGE	2000	2009 (ACS)	OVERALL
Total Population	454674	343829	
Total Population % Chng	-2.5%	-29%	96.23%
Median Household Income	27133	36258	
Est. % Under Pov. Threshold	31%	22%	
% Under Poverty % Chng.	0%	-29%	-29%
New Orleans AMI % Change	23.9%	24.3%	54.0%
0-30% AMI % Change	-2%	-56%	-57%
31-60% AMI % Change	-25%	-44%	-58%
61-80% AMI % Change	11%	-48%	-42%
>80% AMI % Change	14%	-23%	-12%

Neighborhood | Education | U.S. Census and American Community Survey

TRACT 85	1990	2000	2009 (ACS)
Population Age 25+	956	1030	861
Less Than 9th	362	243	55
9-12th No Diploma	316	346	201
High School Graduate	228	299	275
Some College	0	87	196
Associates	19	22	93
Bachelors	31	25	41
Graduate School	0	8	0
Total Pop. HS Grad +	278	441	605

TRACT 86	1990	2000	2009 (ACS)
Population Age 25+	1135	1019	647
Less Than 9th	326	135	95
9-12th No Diploma	433	300	86
High School Graduate	291	244	247
Some College	0	240	94
Associates	35	22	0
Bachelors	25	50	89
Graduate School	25	28	36
Total Pop. HS Grad +	376	584	466

TRACT 92	1990	2000	2009 (ACS)
Population Age 25+	1080	1192	782
Less Than 9th	350	219	109
9-12th No Diploma	385	376	141
High School Graduate	230	318	354
Some College	0	227	178
Associates	41	25	0
Bachelors	53	27	0
Graduate School	21	0	0
Total Pop. HS Grad +	345	597	532

TRACT 93.01	1990	2000	2009 (ACS)
Population Age 25+	729	759	389
Less Than 9th	234	101	32
9-12th No Diploma	178	217	134
High School Graduate	262	305	150
Some College	0	110	32
Associates	20	0	21
Bachelors	28	14	0
Graduate School	7	12	0
Total Pop. HS Grad +	317	441	203

TRACT 94	1990	2000	2009 (ACS)
Population Age 25+	1478	1286	1089
Less Than 9th	390	161	67
9-12th No Diploma	527	449	228
High School Graduate	454	294	675
Some College	0	246	66
Associates	89	34	0
Bachelors	18	49	53
Graduate School	0	53	0
Total Pop. HS Grad +	561	676	794

TRACT 100	1990	2000	2009 (ACS)
Population Age 25+	1280	1491	1108
Less Than 9th	313	155	39
9-12th No Diploma	374	336	167
High School Graduate	380	322	458
Some College	0	361	185
Associates	15	81	0
Bachelors	127	133	124
Graduate School	71	103	105
Total Pop. HS Grad +	593	1000	902

Survey | Harmony Development | Mail and In-Depth

1. Have you ever lived in the C.J. Peete Housing Development?					1 - C.J. Peete
	Mail Survey	In-Depth Survey	Total	%	
Total	9	4	13		
Yes	2	0	2	16%	
No	6	4	10	77%	

2. Did you live in the C.J. Peete Housing Development at the time of Hurricane Katrina (or on August 29, 2005)?					2 - C.J. Peete
	Mail Survey	In-Depth Survey	Total	%	
Total	9	3	12		
Yes	0	0	0	0%	
No	4	2	6	50%	

3. Why did you move out of the C.J. Peete Housing Development?		3 - C.J. Peete
Response 1	My mother brought a house	
Response 2	Move out when I was 11 yrs old in 1972	

4. Did you receive relocation services?					4 - Relocation Services
	Mail Survey	In-Depth Survey	Total	%	
Total	9	0	9		
Yes	0	0	0	0%	
No	2	0	2	17%	

5. Which relocation services did you receive?					5-Relocation
	Mail Survey	In-Depth Survey	Total	%	
Total	9	0	9		
No response	9	0	9	100%	

6. How satisfied were you with the relocation services you received?					6-Relocation
	Mail Survey	In-Depth Survey	Total	%	
Total	9	0	9		
No response	9	0	9	100%	

7. Did you ever live in Harmony Oaks Apartments?					7 - Harmony Oaks
	Mail Survey	In-Depth Survey	Total	%	
Total	9	3	12		
Yes	0	1	1	8%	
No	8	2	10	83%	

8. Why did you move into Harmony Oaks Apartments?					8-Harmony Oaks
	Mail Survey	In-Depth Survey	Total	%	
Total	9	0	9		
No response	9	0	9	100%	

9. Why did you move out of Harmony Oaks Apartments?					9-Harmony Oaks
	Mail Survey	In-Depth Survey	Total	%	
Total	9	0	9		
No response	9	0	9	100%	

10. Before moving into your Harmony Home, did you live in...?					10 - Before Harmony Oaks
	Mail Survey	In-Depth Survey	Total	%	
Total	9	3	12		
...public housing	1	1	2	17%	
...tax credit housing	0	0	0	0%	
...market rate housing	4	2	6	50%	
...a home you own	0	0	0	0%	
...at family/friend's Apt with section 8	1	0	1	8%	
No Response	2	0	2	17%	

was raised to 60 homes. There are currently 32 homeowners and more applicants are beginning the process for the remaining houses.

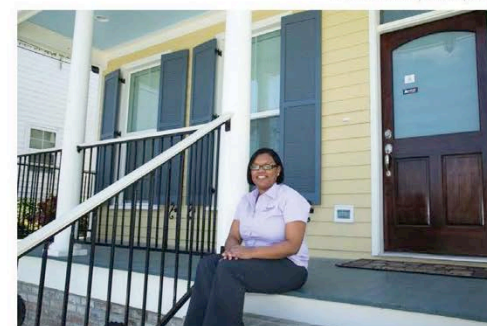
All homes face the street, have front, side, and rear yards, and are based on traditional New Orleans single-family homes with prominent porches and generous front windows. The homes are placed on strategic corners throughout the neighborhood that are designed to anchor neighborhood blocks and spur additional interest and investment. The three-bedroom, two bath homes are approximately 1,500 square feet and the four-bedroom, two bath home layout is 1,700 square feet. Homeowners can select a variety of finishes and materials to personalize their property.

The homes have sale prices of approximately \$95,000 to \$120,000 and are targeted to low-to-moderate income families. Former residents of C.J. Peete were given priority on the off-site housing, along with the former residents of the Fisher development due to the \$2 million transfer of expiring HOPE VI funds from Fisher to C.J. Peete. Priority was then given to other residents of public housing in New Orleans, followed by Housing Choice Voucher holders, and then other low-to-moderate income families in New Orleans.

Part of Harmony Development's process with prospective homeowners, whether or not they are purchasing as part of the HOPE VI initiative, is to guide them through a process of financial counseling and credit repair counseling, if needed. Bad credit is a common problem in low income

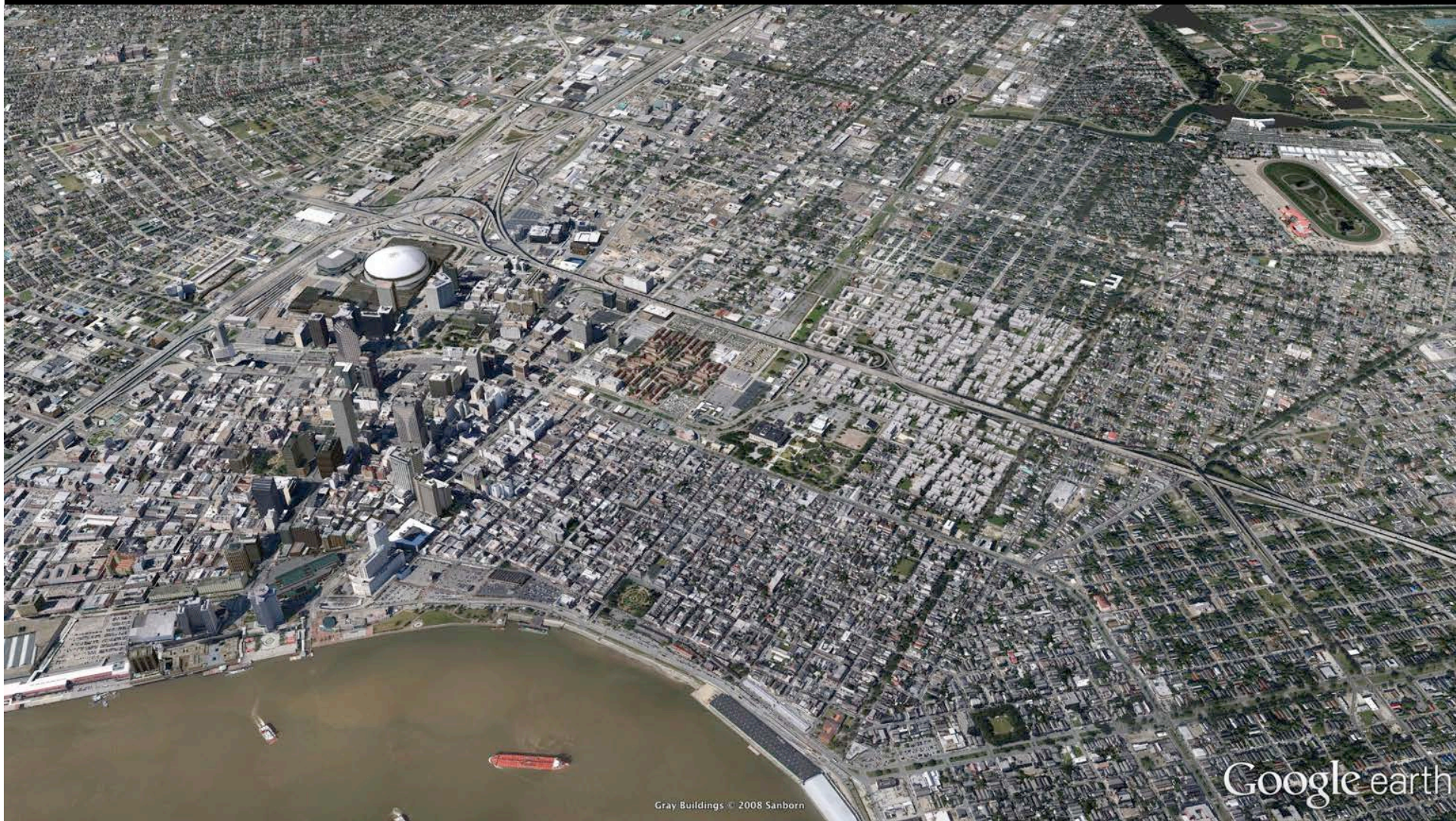


Source: Harmony Development



The locally-produced red bricks of C.J. Peete were repurposed into the front steps of the Harmony Development homes. Source: Harmony Development

communities, and many clients go through the program. Harmony Development's guidance provides the potential homeowners with the tools that they need to be successful.



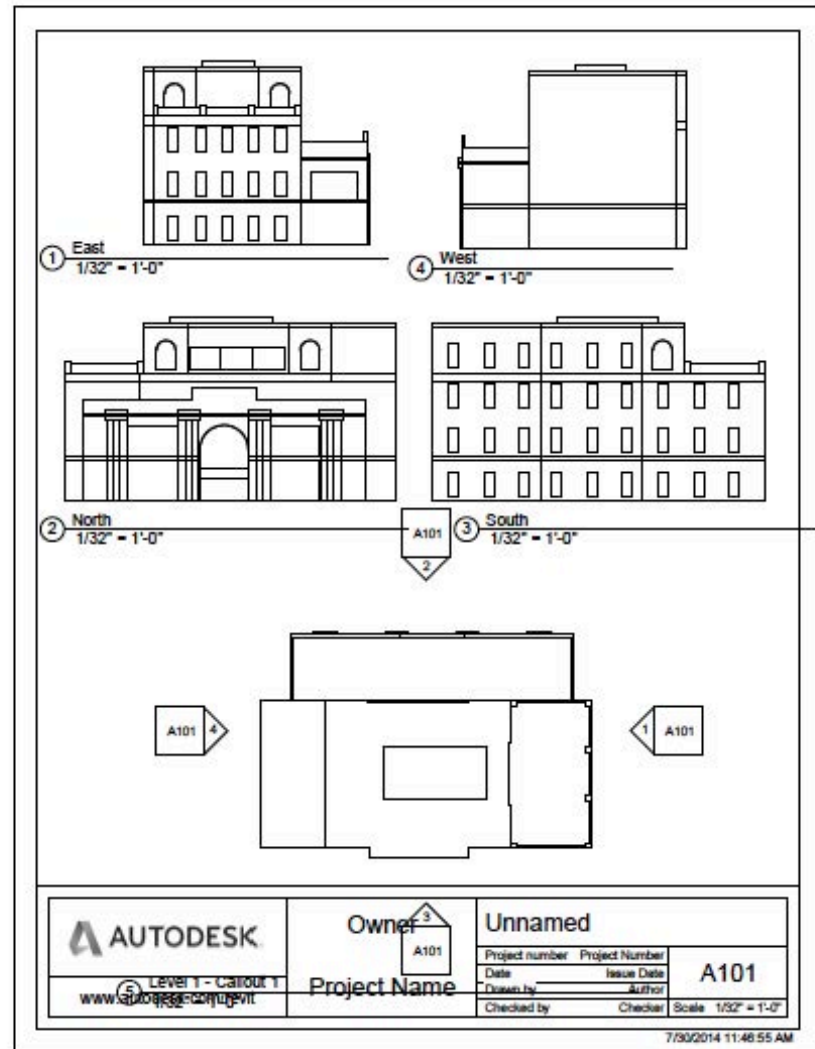
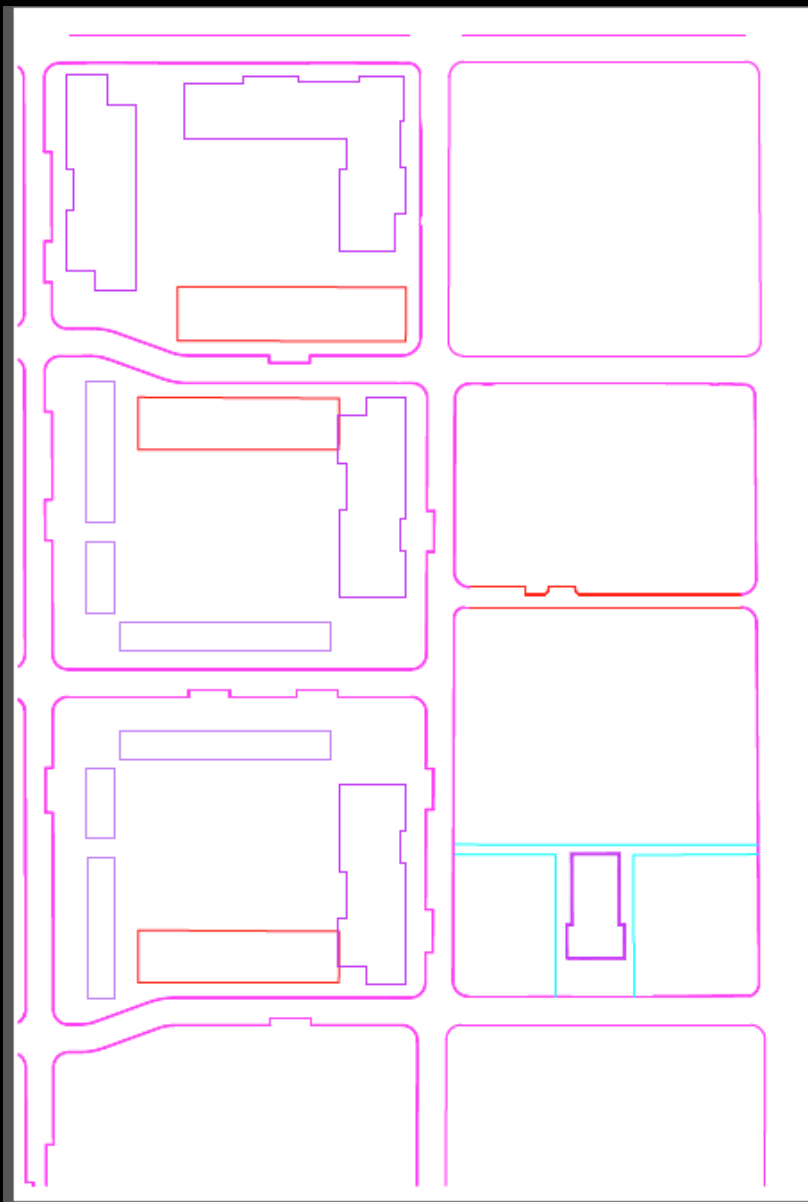
Gray Buildings © 2008 Sanborn

Google earth

Choice Neighborhoods Initiative in Iberville-Tremé













PROGRAM OPPORTUNITY FINDINGS

25Y/50M Lap Lanes	16
Multi-Use Water (Open Program Water)	12
Diving Boards	11
Therapy Pool	7
Zero Depth Entry/Wading Area	7
Adult Only Whirlpool	3
Water Slide	3
Lazy River/Current Channel/Vortex	2
Family Whirlpool	1
Play Structure	1
Spray Pad	0
Underwater Social Benches/ Lounging	0
Interactive Water Spray	0
Climbing Walls	0
Water Crossing Activity (Lily Pads)	0

WHAT ARE YOUR CONCERNS?

Knowing.	Whether city can afford to do all that we want.
That there's a balance of needs being met (rec, competition, seniors, families). That Alexandria can host meets!	Marketing of event. I only knew this was taking place tonight because I was looking for this meeting. If there were more people, we'll get a more informed community perspective. As far as the meeting itself, I thought it was well done.
50 meter pool important. Alexandria should analyze how much pool space is necessary for providing swim lessons for all Alexandria elementary school students! Especially import for minority students.	More room for lap swimming. Extension of hours. No concerns about meeting was run.
That the wish list is longer than what can be accommodated there....it will be a challenge to make it as multi-use as possible.	Red tape. What would be cut. Give priority to ACPS WAHOOS, lessons for all ages, LG/WSI courses. Keep 1M/3M boards/ dry board with mat spotting rig. Features (i.e. slides) could generate revenue, but put in smaller pool.
Minimizing encroaching/impacting on upper Chinquapin Park.	My largest is that the facility be clearly planned for future expansion: up not out. Interdepartmental usage is key. I want a healthy mix of small bang for the buck add-ons like a sound system for aquarobics and reinstallation of a 3M board as well as satiating the competitive swimmers. Staffing will increase in proportion to new features.
That this pool be built absolutely perfect in all areas.	Cost/ownership, vested interests between local and larger area looking for pool time/space. Deck space, parking.
Costing more and taking longer than projected. Pool needs to be regulation length. Encroachment on environmental space. Air quality.	My biggest concern is safety of the new structure and to create 50 meter regulation length lanes for high school and club swimming use.
That pool will not be regulation length in the end. Not sure the dot exercise worked, but the questions for discussion helped to cover topics the dots glossed over. Another concern is that it won't actually happen.	Creation of a facility that balances needs of a competitive programs environment and needs of the public to access space/equipment.
Money, Parking, Available hours. The meeting didn't much about that, but it's early in the process, so not a real issue yet.	

COMMUNITY DESIGN WORKSHOP

for the GoodWork Network Culinary Incubator Project

Ashe Cultural Center

1712 Oretha Castle Haley Blvd,
New Orleans, LA 70113

Wednesday, August 13

5:30pm to 7:30pm



GoodWORK NETWORK
goodworknetwork.org





The Concordia Office



Smoke Guard, Inc.

An AIA/CES Registered Provider

Certifies that

Neta Nakash

Has Successfully Completed

**Fire and Smoke Curtains:
Meeting Atrium Code Requirements**

On July 17th, 2014

Earning 1 AIA/CES Learning Unit
with Health, Safety, Welfare (HSW)

Brian Shows, Instructor



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CERTIFICATE OF COMPLETION

THIS IS TO CERTIFY THAT

Neta Nakash

PARTICIPATED IN

**Air Movement for Energy-Efficient Comfort in
Conditioned Spaces**

July 22, 2014
New Orleans, LA (Concordia, Architects Office)

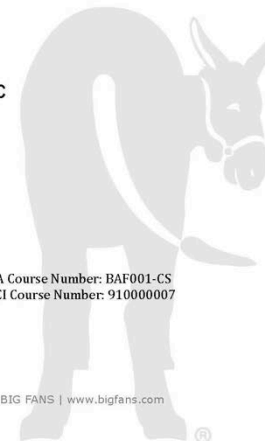
EARNING

1 AIA HSW / 1 GBCI BD+C



Meagan Donnelly
AE Specialist
Big Ass Solutions

AIA Course Number: BAF001-CS
GBCI Course Number: 910000007





30th Annual Summer Solstice &
Anniversary Celebration