



For Immediate Release

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EBRPHA Captures National Award of Excellence in Back-to-Back Years; Cypress Pinchback Recognized for Innovation, Design, and Sensitivity to Aging-in-Place

Washington, D.C. - EBRPHA was presented with an Award of Excellence for the new \$25 million Cypress Pinchback senior community from the National Association of Housing and Redevelopment Officials (NAHRO) at its 2024 NAHRO Washington D.C. Legislative Conference on April 9, 2024. The Awards of Excellence are chosen by national juries and represent the very best work being done by housing and community development agencies nationwide.

Entitled “Access and Opportunity for Senior Housing,” the nomination was awarded national recognition for the development’s transformational design, innovation, and sensitivity to the needs of citizens aging in place. “With our numerous community partners, EBRPHA and Partners Southeast created a community with life-enhancing features for social interaction, health and fitness, and affordability,” said EBRPHA CEO J. Wesley Daniels, Jr. This is the second Award of Excellence in the last two years for EBRPHA. Last year’s national award was for Tech Tools for Children in Housing Communities, an investment that provided Chromebooks, laptops, computer accessories, and Wi-fi access to 680 children.

The 99-unit, \$25 million senior community, located near the corner of Highland Road adjacent to Bayou Fontaine, is professionally landscaped with cypress trees surrounded by vegetable and flower gardens. The four-story housing community features energy efficiency, the latest technology, computers with internet access, a fitness center, and a community room overlooking an adjacent patio. The one- and two-bedroom units include energy-certified appliances such as a microwave, stove, refrigerator, dishwasher, and washer and dryer. The property also features an art gallery showcasing original art pieces from local and Louisiana artists and an accompanying gallery of artwork online at partnerssoutheast.com. This art collaboration is in concert with the Arts Council of Baton Rouge.

Cypress Pinchback represented a development team led by Partners Southeast, the developer. Coleman Partners led the design team as the architectural firm, and Milton J. Womack Construction and NRK Construction JV were the general contractors. This innovative team intentionally programmed, designed, and constructed this community using resiliency principles, long-term operational sustainability, and green building standards.

Another unique benefit of the Cypress Pinchback senior community is its investment in the Entergy Power Through program, making it easy and affordable to have reliable backup power generation when needed. The system provides safety during power outages caused by hurricanes, storms, and other inclement weather by installing a first-of-its-kind all-building Entergy generator system. This new Entergy service supplies emergency power to Cypress Pinchback during outages and to surrounding areas.

Cypress Pinchback provides the unique “quality of life ecosystem” that seniors need but is often unavailable. The overall design concept of the community reveals highly thoughtful innovations to salute and recognize the importance of “aging in place,” including its beautiful architecture, health, and wellness amenities, original art, safety accommodations, and state-of-the-art energy efficiencies.

A signature property for Partners Southeast, the real estate development arm of EBRPHA, Cypress Pinchback was developed by leveraging public and private investment,

including affordable housing tax credits from the Louisiana Housing Corporation (LHC), Community Development Block Grant - Disaster Recovery funds from the State of Louisiana Office of Community Development, Federal Home Loan Bank of Dallas (FHLB Dallas) Affordable Housing Program (AHP) grant, direct investment from EBRPHA, and construction financing from Home Bank.

“EBRPHA and Partners Southeast will continue our passion for building affordable, quality housing with ACCESS to life-enhancing resources. We are focused on “ACCESS” to leverage quality housing opportunities to provide greater outcomes and resources in education, health and wellness, and economic opportunities,” added Daniels.

The National Association of Housing and Redevelopment Officials (NAHRO) recently awarded the prestigious Awards of Excellence to housing and community development organizations nationwide. Regional juries selected the winning programs from an initial pool of Awards of Merit recipients. Each program improves resident outcomes, resolves problems, is replicable by similarly sized organizations, and produces tangible results such as cost savings and improved client services. The selected organizations were innovative in creating and utilizing creative systems to implement essential housing and community development programs. Other agencies can replicate these programs to resolve industry-wide problems.

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For the past 20 years, **Partners Southeast** has sought to use housing to make measurable impacts in Education, Economic Opportunities, and Health & Wellness in communities throughout the Southeast. Partners Southeast provides and develops quality housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization. Focusing on strategic investments in People, Neighborhoods, and Housing, seamlessly mixing market-rate and affordable units, creating vibrant and diverse communities. For more info on Partners Southeast, visit partnerssoutheast.com or call 225.923.8112.

The **National Association of Housing and Redevelopment Officials** (NAHRO), established in 1933, is a membership organization of more than 19,500 housing and community development providers and

professionals throughout the United States. NAHRO members create and manage affordable housing for low- and middle-income families and support vibrant communities that enhance the quality of life for all. They administer more than 3 million homes for more than 8 million people.

For over 80 years, the **East Baton Rouge Parish Housing Authority** has served the needs of families by providing affordable housing opportunities. The EBRPHA ACCESS strategy impacts more than 14,000 residents across the Capital Region. Learn more about EBRPHA at ebrpha.org or by calling 225-923-8100.

Partners Southeast: www.partnerssoutheast.com

National Association of Housing and Redevelopment Officials: www.nahro.org

East Baton Rouge Parish Housing Authority: www.ebrpha.org