Dear Tenants,

We have heard about your situation at the American Can Apartments and desire to offer another housing option in our new apartment building, The Pythian. This memo will provide information about The Pythian, income-adjusted rental options, and pertinent contact information.

The Pythian is a mixed-income mixed-use development at 234 Loyola Avenue currently in renovation that will be available for residential rental by April 1, 2017. Part of what makes our building unique is that it will have 25 units of permanently affordable housing. This means that there will be no threat of eviction due to expiring tax credits.

The Pythian has 1 bedroom and 2 bedroom apartments available, including ADA accessible units. Water and WiFi are included in the rent. Similar to the American Can Apartments, the Pythian also has commercial tenants. The building includes The Pythian Market (a food hall), a health clinic, a physical therapy clinic, and other businesses. Located on the Loyola Avenue streetcar line and blocks from Canal Street, the Pythian is near most public transportation. Within a 10-minute walking distance of the building are: Rouses Market, the Main Post Office, City Hall, and the Main Library (right across the street), as well as many restaurants and cafes, the Theater District, the French Quarter and more.

We are now accepting people with Section 8 vouchers. For all other low-income tenants, our income-adjusted rents start at $800 per month.

To learn more about the building and the available units, please contact:

Property Manager Dannielle Small  
(504) 295-7180 - cell  
dannielle@greencoastenterprises.com
Dear Pythian Residents;

We hope this message finds you well. As you may know, Crescent City Community Land Trust (CCCLT) is one of the Owners of the Pythian building and role is to ensure the permanent affordability and stewardship of the 25 income-adjusted units. So, if your rent was calculated according to your income, you are in the CCCLT family!

CCCLT is a nonprofit community land trust that ensures permanent affordability for generations of New Orleanians through equitable residential and commercial development, community stewardship, and housing advocacy. New Orleans is in an affordable housing crisis. Rents and property values are steadily rising, but wages are not. It is getting more and more expensive to live in this city. CCCLT works to ensure that there are affordable places to live where people work. The Pythian is just one of our projects!

We invite you to our first tenant meeting of 2019 to be held on Thursday, March 14. We want to hear from you about your experience living in the Pythian Building, find out what types of tenant events you want to see at the Pythian this year, and share our latest news with you!

Pythian Tenant Meeting
Hosted by Crescent City Community Land Trust
Thursday March 14, 2019
5:30pm
3rd Floor Conference Room
Sandwiches and refreshments will be served

While we are hosting this meeting in the offices of Pythian Property Management, this will be a direct meeting between CCCLT and the residents of the building. We will use the information gathered at this meeting to program various activities throughout 2019 and to enhance the quality of life at the Pythian.

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