

New Housing Strategies

Innovative Solutions for the Attainable Housing Crisis

SPECIAL ISSUE NHS2601: JERICHO VILLAGE



*Rev. Janet Collinsworth, Founder & CEO
-Agape House & Jericho Village*

Special Issue NHS2601: Jericho Village Spotlight

The momentum shaping the future of housing across North Texas—particularly in Collin County—has never been stronger. As one of the fastest-growing regions in the United States, Collin County continues to attract new employers, entrepreneurs, and families seeking opportunity, economic mobility, and an exceptional quality of life. Yet with that remarkable growth comes an equally important responsibility: ensuring that housing options remain accessible, attainable, and sustainable for the workforce that powers this prosperity.

This issue of *New Housing Strategies Magazine* focuses on one of the most urgent conversations in community development today—the need for **attainable housing**. While the market continues to produce high-end developments at record pace, many working families, educators, healthcare professionals, public safety workers, and early-career professionals increasingly find themselves priced out of the very communities they serve. Addressing this challenge is not simply a matter of affordability; it is a matter of economic competitiveness, workforce stability, and long-term regional resilience. Communities that successfully expand attainable housing options are the communities that attract employers, sustain small-business growth, and maintain balanced, thriving neighborhoods.

Encouragingly, Collin County is also becoming a national example of innovative, mission-driven solutions. One of the most inspiring models is **Jericho Village**, a transformational development that demonstrates what is possible when nonprofit leadership, community partnerships, and strategic planning come together around a shared vision. Jericho Village is more than a housing project—it is a holistic community approach designed to provide stability, dignity, and opportunity for residents while strengthening the broader regional housing ecosystem. By integrating supportive services, thoughtful design, and long-term affordability strategies, the development shows how attainable housing can be delivered in a way that is both financially sustainable and socially impactful.

The recent visit by national HUD leadership underscored just how significant this project has become. Federal housing leaders highlighted Jericho Village as a **“replicable model for nonprofit developers across the country”** emphasizing the importance of partnerships, creative financing strategies, and community-centered planning in addressing today’s housing supply challenges. When national policymakers point to a local project as a model for replication, it signals something powerful. **Innovative housing solutions are not only possible—they are already happening, and they can scale.**

Looking ahead, the outlook for Collin County remains extraordinarily strong. Population growth, corporate investment, and infrastructure expansion will continue to drive demand for housing at every price point. The communities that succeed will be those that proactively align policy, private capital, nonprofit leadership, and community engagement around attainable housing strategies that work. Replicating models like Jericho Village—while adapting them to the needs of different municipalities—offers a clear pathway forward.

At *New Housing Strategies Magazine*, our mission is to highlight the ideas, partnerships, and developments that are reshaping the housing landscape. **We believe attainable housing is not a niche issue; it is a cornerstone of economic growth and community stability.** As you read this issue, we invite you to consider how your organization, community, or partnership network can contribute to expanding solutions that ensure opportunity remains within reach for the working families who enable our region to thrive.

In Service,

J. Denise Huginnie
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Presented by:



JERICHOVILLAGE

What is Jericho Village HousingPLUS?

The Jericho Village HousingPLUS concept is an innovative suburban village of supportive housing with wraparound services for housing challenged households.

It is a model solution and proof of concept demonstrating that communities that include a component of income-based rental units with integrated services more efficiently and effectively serve their resident and provide a just solution to the housing crisis allowing families to attain and retain stability today and for generations to come.



Jericho Village features 38 units of income-based rental homes, a community center, a playground and on-site access to empowerment services on 2.47 acres. Of the units, 95% will serve households earning 80% or less of Area Median Income (AMI) with 60% targeting households earning 50% or less of AMI.

Jericho Village

A HousingPLUS Empowerment Initiative



Land: 2.47 acres in Wylie, TX

Density: Max 38 multi-family units

Features / Amenities

- Nine 2-story multi-family buildings
- Community center and community garden
- Playground and outdoor gathering areas
- Economically attainable rent – based on tenant income as % of AMI
- Designed to blend into neighborhood
- Buildings resemble single family homes
- Safety and security is important
- Abundant amenities within a few miles: schools, hospital / health care, library, work, college, grocery, shopping
- Easy highway access to metroplex

“The Village fills a gap people don’t often think about; it can help people who have a job but struggle to make ends meet.”
-Hon. Matthew Porter, Mayor of Wylie

Insights on the Jericho Village Model

A Community-Centered Housing Innovation in Wylie, Texas

Across the country, communities are searching for practical, compassionate solutions to housing instability, rising rents, and the growing need for supportive services. In North Texas, Jericho Village in Wylie stands as a compelling example of how mission-driven development, nonprofit leadership, and public-private collaboration can deliver meaningful housing outcomes while restoring dignity and long-term stability for residents.



Jericho Village was developed through the leadership and vision of Agape, whose mission centers on strengthening families and individuals by providing supportive housing, life-skills development, and pathways to economic self-sufficiency. Rather than focusing solely on the construction of housing units, Agape's model integrates housing with wraparound services such as workforce readiness programs, counseling, financial coaching, and community-building activities. The goal is not only to provide a place to live, but to create an **environment where residents can rebuild stability and move toward long-term independence**.

The Jericho Village concept reflects a broader **shift in national housing strategy toward supportive housing ecosystems**—developments designed to address the root causes of housing insecurity while reducing long-term public costs associated with homelessness, emergency care, and crisis intervention. By combining attainable housing with supportive programming, Jericho Village offers a replicable model for suburban communities seeking scalable, humane solutions to housing challenges.

The development has also drawn national attention. A recent visit by **Scott Turner, U.S. Secretary of Housing and Urban Development (HUD)** highlighted the importance of innovative community-based housing initiatives like Jericho Village. The secretary's visit underscored the federal government's growing recognition that locally led, mission-driven developments can play a critical role in addressing the national housing shortage, particularly when paired with nonprofit expertise and community partnerships. During the visit, the HUD Secretary emphasized how **collaborative financing structures, municipal cooperation, and philanthropic engagement** helped bring the project from concept to reality—demonstrating how smaller municipalities can successfully deliver impactful housing developments.

For the **City of Wylie** and the broader **Collin County** region, Jericho Village also represents an important economic and social investment. Stable housing improves workforce participation, supports local employers seeking reliable employees, and strengthens neighborhood cohesion. Residents who gain access to stable housing are more likely to pursue education, maintain consistent employment, and participate in community life, generating ripple effects that benefit the entire region.

As Texas communities continue to face **rapid population growth and rising housing costs**, Jericho Village illustrates how nonprofit leadership, municipal collaboration, and mission-focused design can produce housing solutions that are both financially sustainable and socially transformative. Agape's commitment to holistic support, combined with growing recognition from national housing leaders, positions **Jericho Village as a model worth studying—and replicating**—across north Texas and beyond.

In a time when housing conversations often focus solely on supply numbers, Jericho village reminds policymakers, developers, and community leaders that the most effective housing strategies are those that combine **units, services, and community**—creating not just homes, but pathways to stability and opportunity.

The Agape - Jericho Village Housing Continuum Model



Feature	Agape House	Jericho Village
Location	Plano, Texas - Est 2103	Wylie, Texas - Opening Q1 2026
Housing Type	Transitional Housing	Permanent & Supportive Housing Community
Cost to Residents	No cost to clients	Sliding-scale rent based on income
Target Population - Eligibility Criteria	100% homeless women & children; 90% domestic violence survivors	Open to general population; teachers, civil servants, & first responders
Supportive Services - One Team	Trauma-informed onsite supportive services	Trauma-informed onsite supportive services
Service Types Provided	<ul style="list-style-type: none"> • Financial & vocational education • Childcare assistance • Transportation • Access to healthcare • Counseling 	<ul style="list-style-type: none"> • Financial & vocational education • Childcare assistance • Transportation • Access to healthcare • Counseling



Rev. Janet Collinsworth

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Meet the CEO

Rev. Janet Collinsworth, Founder & CEO of Agape Resource & Assistance Center and Creator of Jericho Village, is a nonprofit founder, Deacon in the United Methodist Church and housing innovator with more than 30 years of experience in public accounting and forensic consulting. A CPA, Certified Fraud Examiner, and Certified Forensic Accountant, she applies deep financial and operational expertise to advancing affordable, supportive housing solutions.

In 2013, she founded Agape Resource & Assistance Center to serve homeless women, mothers, and children, most of whom are survivors of abuse. She later led the six-year development of Jericho Village, an innovative income-based rental housing community with wraparound services opening soon in early 2026.

Together, Agape House and Jericho Village create a continuum of care with wrap around services for Collin county residents in need of safe and affordable housing. Agape serves as an authority and catalyst in addressing homelessness and housing insecurity by expanding access to attainable housing and empowering support services that enable individuals and families to heal, thrive, and experience peace and hope.



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“ When more than 40 percent of working families can't afford to live in the communities they serve, we are facing a housing crisis. Jericho Village proves that attainable housing paired with supportive services creates lasting stability and strengthens entire communities — a solution our nation urgently needs. ”

-Rev. Janet Collinsworth
 Founder & CEO
 Agape House & Jericho Village



HUD Secretary Scott Turner discusses a holistic approach to ending homelessness, highlighted by a visit to Jericho Village in Texas. He emphasizes public-private partnerships and collaboration with nonprofit organizations to provide not just housing, but wraparound services addressing mental illness, addiction, and workforce training. Turner critiques the “Housing First” model, calling for accountability, self-sufficiency, and stewardship of taxpayer dollars.



HUD Secretary Scott Turner visits Jericho Village on January 22, 2026

*As reported by CBN, Agape and Jericho Village captured the attention of **Housing and Urban Development Secretary Scott Turner**. He wants HUD to partner with faith-based organizations to establish Opportunity Zones.*

There are 350,000 faith-based organizations in America. Turner is calling all of them to action, including churches.

"A lot of times, churches have a large plot of land, and sometimes they don't know what to do with the land. And so, we want to partner with our faith-based entities, in particular churches, and say, 'Hey, how can we utilize this to be a blessing in our community?' In particular, in an Opportunity Zone," says Turner.

As Janet Collinsworth described on CBN, "We've had Jeremiah 29:11 as our north star. Well, 90 percent of our women are abuse survivors and trafficking survivors. We focus on helping them to not look back but to look forward."

For I know the plans I have for you, declares the Lord, "plans to prosper you and not harm you, plans to give you hope and a future."

Jeremiah 29:11



WHO NEEDS ATTAINABLE HOUSING...



TEACHERS



FIRST RESPONDERS



OTHER PUBLIC EMPLOYEES



HEALTHCARE EMPLOYEES



NURSING HOME EMPLOYEES



THE RETAIL WORKFORCE



YOUNG PROFESSIONALS



FIXED INCOME SENIORS



WORKING FAMILIES



People who **live and work** in our communities need a place to live they can reasonably afford.

TRANSITIONAL HOUSING & SUPPORTIVE HOUSING

SERVING AT-RISK POPULATIONS



AT-RISK FAMILIES WITH CHILDREN



DOMESTIC ABUSE & TRAFFICKING SURVIVORS



HOMELESS VETERANS



YOUTH AGING OUT OF FOSTER CARE

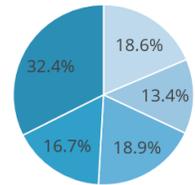


INDIVIDUALS IN RECOVERY



Transitional and supportive housing provide a safe, stable place to live while offering vital services and support to help people rebuild their lives.

Collin County
EMPLOYMENT BY SECTOR - 2023



- Professional and Technical Services
- Finance, Insurance, Real Estate
- Education, Health, Social Services
- Retail Trade & Food Service
- All Other Sectors

Source: Data USA

Public Sector Wages:

Median annual salary is \$57,243, equivalent to about \$27.52 per hour. Salaries typically range from \$41,165 (25th percentile) to \$69,067 (75th percentile).

Retail Trade Sector Wages:

Hourly Wages are \$13/hr to 17/hr
About \$15/hr average (~\$31,300/yr)

Note: Retail, Food Service, etc.

80% AMI = moderate income. This ranges from \$65,700 for household size of one to \$93,850 for household size of four.

Approximately 45% of Collin County households earn less than \$100,000, with 19% falling below \$50,000.

26% of households earn \$50K to \$100K.

19% of households earn less than \$50K.



THE CULMINATION OF A WINNING COLLABORATION

Community Action + Community Capital = Community Impact

Jericho Village demonstrates that HousingPLUS—income-based housing paired with onsite, wraparound supportive services—is an effective and scalable response to today’s housing crisis. The evidence is clear, and the call to action is collective: This proven model calls all sectors—public, private, nonprofit, and faith-based—to work together to implement HousingPLUS nationwide so families can attain and sustain stability for generations to come.



JERICHOWILLAGE

The combined efforts from our funders, in-kind supporters, the City of Wylie, and the Plano Housing Authority made the Jericho Village vision a reality.

Jericho Village is partially funded by generous donations, grants and in-kind service projects.

Major funders include:

Charles Schwab Bank
 Community of Caring Hearts
 Credit Union of Texas
 Every Page Foundation
 Federal Home Loan Bank
 FNBO
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 Plano Housing Authority
 PNC Bank
 Texas State Affordable Housing Corporation
 Texas Women’s Foundation
 The Addy Foundation
 The Church of Jesus Christ of Latter-day Saints
 The Florence Foundation
 The Hoblitzelle Foundation
 The Mabee Foundation
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 Wells Fargo Foundation
 WP & Bulah Luse Foundation

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AKA Design, Inc.
 Brinks Home
 BSB Design
 City of Wylie
 Daystar Landscapes
 Domus Studio Group
 Energy Bees
 Fit Supply
 FloorFolio
 Hoegger & Associates
 London Landscape
 Marcer Construction
 Roth Designs Landscape
 Architecture
 Spiars Engineering
 Texas Trees Foundation
 ORIX Corporation USA
 One Earth One Chance
 Perkins Coie
 PJD Architecture
 RLK Engineering
 Saigebrook Development
 Strand Architects & Engineers
 Strut Interiors
 Sutton Eldridge Engineers
 We Build Fun

“Jericho Village is a sustainable solution”

**-Hon. Matthew Porter
 Mayor of Wylie**



SMART DESIGN at Jericho Village

Penny Diaz, Director – BSB Design

Efficient Land Use: Jericho Village is thoughtfully planned to maximize attainable housing opportunities while preserving a strong sense of community. The site design strategically balances density with livability—using compact building footprints, shared drive aisles, and intentional clustering to create a walkable neighborhood fabric. Parking is efficiently distributed to minimize excess paving and reduce heat island impact, while building orientation enhances visibility, safety, and natural light. The result is a site that delivers meaningful housing yield without sacrificing comfort, dignity, or neighborhood character.

Exterior Design: The exterior architecture reflects a timeless, residential character that feels welcoming and rooted in place. Varied rooflines, articulated façades, and carefully scaled massing break down overall building forms to create a human-scale streetscape. Durable, low-maintenance materials were selected to support long-term performance while maintaining aesthetic quality. Covered entries and front-facing doors reinforce a sense of ownership and belonging, ensuring that every home feels intentional rather than institutional.

Interior Design: Inside each home, the focus is on efficiency, durability, and warmth. Thoughtfully designed floor plans eliminate wasted space while maintaining clear circulation and functional living zones. Natural light is maximized through strategic window placement, and neutral finishes create a bright, adaptable canvas for residents to personalize. Kitchens and living areas are proportioned for daily life—supporting family gatherings, study time, and work-from-home flexibility—while durable materials ensure long-term value and reduced maintenance costs.

Open Space: Open space at Jericho Village is anchored by the community center and its adjacent outdoor amenities, designed to encourage gathering and shared experience. The grill patio provides a dedicated space for residents to host family cookouts, celebrate milestones, and build neighborly connections in a comfortable, welcoming environment. Nearby, the community garden offers residents the opportunity to grow fresh produce, cultivate skills, and share in a collective sense of stewardship. These spaces are more than amenities—they are intentional tools for fostering interaction, supporting healthy lifestyles, and strengthening the social fabric of the neighborhood.

Sustainability: Sustainability at Jericho Village is grounded in operational efficiency and long-term stewardship. Energy-efficient building systems, durable materials, and a well-insulated building envelope reduce maintenance demands and lower utility consumption for property management. These reductions in operational costs directly support long-term affordability, helping ownership maintain stable rents over time. Water-wise landscaping and strategic building orientation further enhance performance, ensuring that sustainability is not an added feature—but a practical strategy that protects both the asset and the residents it serves.

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