

## Are You Interested in Homeownership?

Have you ever thought about owning a home? In addition to the new subsidized rental units being built at Lafitte and in the surrounding neighborhood, Providence-Enterprise is also building affordable homes for sale. Credit counseling and home ownership programs are available for you.



If you are interested, please contact LaTonya Williams at (504)821-7226 or lwilliams@providencech.org.

## Section 3 Employment & Training

When work is done on public housing projects, governments require that contractors make an effort to hire local residents (this is often referred to as Section 3 employment).

If you are interested in adding your name to the list of residents interested in Section 3 employment, or in participating in pre-employment training, please contact LaTonya Williams at (504)821-7226 or lwilliams@providencech.org. Note that all workers must be drug free.

### For More Information

- TPVs (Tenant Protection Vouchers): Latoya Thomas, HANO (504-362-4210)
- Moving into 94 Repaired Units: JoAnn Augillard, HANO (504-670-3452)
- Lafitte Residents' Bill of Rights: Daniel Mathieu, The Micah Project (504-579-4379 or dmathieu@picolouisiana.org)
- Home Ownership & Credit Counseling: LaTonya Williams, Providence (504-821-7222 or lwilliams@providencech.org)
- Employment & Training: LaTonya Williams, Providence (504-821-7222 or lwilliams@providencech.org)

### Please Help us Keep Our Contact Information Up-to-Date

Lafitte residents are often on the move, and we are doing our best to keep our database up-to-date. Please remember to contact us if your phone, address, or email information changes. Thank you!

Providence Community Housing  
1050 S. Jeff Davis Pkwy, Suite 301  
New Orleans, LA 70125

Email: info@providencech.org  
Toll-free number: 1(888)429-2499  
Local number: (504)821-7222  
Fax: (504)821-7213

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## 94 Lafitte Units Being Repaired

HANO has started repairing 94 units at Lafitte for temporary re-occupancy. These 94 units are in the eight buildings between Claiborne and Derbigny (see map below). HANO staff have begun calling former Lafitte residents who used to live in these units to see if they are interested in moving back in temporarily. Here are a few things to consider when making your decision about whether to temporarily return to a repaired unit:

- HANO expects the repaired units to be ready for re-occupancy in April 2008.
- Eventually all buildings at Lafitte will be demolished and replaced with new housing. HANO's current plan is to demolish the 94 repaired units in mid-2009. This means that if you decide to move back to one of the 94 repaired units at Lafitte, **you will have to move out in the Spring of 2009.**
- While residents are living in the repaired units, the rest of the buildings at Lafitte will be demolished so that new replacement housing can be built. *(Continued on page 2).*

### In This Issue

- 94 Lafitte units being repaired: Temporary re-occupancy expected to start in April 2008
- Demolition (of the remainder of Lafitte) is about to begin
- HANO Tenant Protection Voucher update
- Lafitte resident Bill of Rights under development
- Home ownership and credit improvement opportunities
- Section 3 Employment



Map depicting the phased redevelopment of Lafitte, highlighting the immediate repair of 94 units, as well as the preservation of several original buildings



Rendering of a revitalized Tremé/Lafitte neighborhood

### Update on Repairs (continued from page 1)

- Providence-Enterprise has committed to replacing every unit of subsidized housing at Lafitte, and **all** former Lafitte residents will be given the option to move into a new subsidized unit (as long as eligibility criteria are met – these are currently being developed by Providence-Enterprise in consultation with Lafitte residents). The new units will be on the former footprint of Lafitte and in the surrounding neighborhood.
- **The majority of new subsidized housing will not be built until the end of 2010.** Providence-Enterprise is planning on using a lottery system to determine the order in which former Lafitte residents get offered new units. If you move back to one of the 94 repaired units, you will also be part of this lottery.
- If you choose to come back to a repaired unit, you will need to move more often than people who choose to wait for the new units. If you move into a repaired unit, **you may have to move twice before moving into your new unit:** once to move from where you are now into the repaired unit; once to move from the repaired unit into another subsidized unit (in case your name is not selected early in the lottery for the new units that are built first); and then a final time when moving into one of the new units, if your family qualifies for occupancy in the new Lafitte.

If you have questions about this process, you have a couple of options for someone to talk to. For residents who are working with a Case Manager from HANO or Catholic Charities, they will be able to provide you with more information. Anyone with questions or wanting more information may also call JoAnn Augillard at HANO at (504)670-3452.

## What's happening with Vouchers? An update from HANO & HUD

### 1. Transferring from the DVP to the TPV system

Right now, many Lafitte residents are part of the Disaster Voucher Program (DVP). When the decision was made to demolish Lafitte, all former Lafitte residents became eligible for a new kind of voucher – a Tenant Protection Voucher, or TPV. The TPV has no expiration date.

HANO is working to convert all of its clients from the DVP system to the TPV system. If you are living in New Orleans, this transfer process will happen automatically. If you are living outside of New Orleans and are a client of another housing authority, you need to contact HANO to transfer from the DVP to the TPV (please contact Latoya Thomas at 504-362-4210).

### 2. Paying rent

Starting on January 1, 2008 all public housing clients had to go back to paying a portion of their income in rent. This is the same system that was in place pre-Katrina.

HANO is going through the process of re-certifying clients, and that process is expected to take some time. If you have been re-certified already, you are paying 30% of your gross adjusted income in rent. If you have not yet been re-certified, then you are being charged a minimum rent of \$50 per month.

### 3. Frequently asked questions



A Lafitte resident asks questions at our February meeting

**QUESTION:** *If I am undecided about whether I want to return to New Orleans, do I still have to switch from the DVP to the TPV program?*

**ANSWER:** No. You can stay where you are currently living until the DVP program ends. HUD has recently announced that the DVP will end in March 2009.

**QUESTION:** *What happens when my DVP expires in March 2009?*

**ANSWER:** When the DVP expires, all former Lafitte residents will be eligible to receive a Tenant Protection Voucher.

## Demolition Begins: What are the housing options for Lafitte residents?

If you were in New Orleans and driving by Lafitte, you may have seen that fencing is going up around the site in preparation for demolition. **When the new, subsidized units are built at Lafitte, all residents will have two key housing choices:**

- **CHOICE 1:** To move into a new subsidized unit\*
- **CHOICE 2:** To decline the offer to live in a new subsidized unit, and instead choose to keep your Tenant Protection Voucher (TPV), which can be used to obtain subsidized housing anywhere in the country

You will not have to make this choice until the new subsidized units are built. Providence-Enterprise expects that the majority of new units will be built by the end of 2010.

As mentioned on Page 2 of this newsletter, all Lafitte residents will be offered the opportunity to move into a new unit; however, not all of the units will be ready at the same time. As a result, Providence-Enterprise will be using a lottery to identify the order in which former residents of Lafitte are offered the new units.

Under the current development schedule, it's anticipated that all Lafitte residents will have been offered a new unit by 2010 (some of the subsidized units will be located on the original footprint of Lafitte, and others will be located in the surrounding neighborhood).

Providence-Enterprise understand from experience in other cities that not all residents will choose to return to Lafitte. If you pick **CHOICE 2** and decline the offer to live in a new subsidized unit, then the offer will be extended to other Lafitte households.

*\*As long as residents meet the eligibility criteria that will be developed by Providence-Enterprise in consultation with Lafitte residents, HANO, New Orleans Legal Assistance, Fair Housing, and potentially others.*

### Please Join Us!

Resident Meetings are held on the second Wednesday of every month at 6:00 pm at St. Peter Claver school.

Out-of-town & can't attend the meetings? Contact LaTonya Williams at (504)821-7226 or [lwilliams@providencech.org](mailto:lwilliams@providencech.org) to request a copy of the minutes.

## Tenant Bill of Rights

On the second Wednesday of every month, Providence-Enterprise meets with Lafitte residents who are back in the New Orleans area. At these important meetings, residents provide feedback and advice on a number of important topics, including:

- How to determine who is eligible for a new subsidized rental unit
- Services and activities that will be available when residents return
- The approach to property management that will be in place
- Any other items that are important to residents and/or the Providence-Enterprise development team



Residents gather on February 13, 2008 for our monthly meeting

The idea of developing a Tenant Bill of Rights was raised at one of the monthly meetings; and over the last two months, work on the Bill of Rights has started.

The work is being facilitated by Daniel Mathieu, a community organizer with *The Micah Project*, and involves any residents that are interested in participating. The goal is to have a Draft Bill of Rights by the end of April 2008, and a final version by June 2008.

If you are interested in being involved in the development of a Bill of Rights for returning Lafitte residents, please contact Daniel at (504)579-4379 or [dmathieu@picolouisiana.org](mailto:dmathieu@picolouisiana.org).