

DRAFT RECORD OF DISCUSSION

Homebuilding Plan for Treme/Lafitte and Tulane/Gravier

Date Wednesday, November 14, 2007
Ujima Building, 1019 N. Prieur

Next Meeting Wednesday, December 12, 2007
St. Peter Claver School Cafeteria, 1020 N. Prieur
6:00 – 8:00 pm (dinner to be provided)

Participants

| | | |
|-------------------|------------------------------------|----------------------|
| Alvin R. Banks | Vastine Jeanmarie | Sharon Pierce |
| Trenise Bryant | Sheila Johnson | Gail Pierre |
| Doretha Bryant | Valerie Johnson | Desmond Pratt (NOPD) |
| Frances Burnett | Edwina Joseph | Christina Quezergue |
| Desmonde Calloway | Bernice King | Sylvia Redmond |
| Joan Coycault | Gertha Lively | Rochelle Roberts |
| Gracia Davis | Cynthia Magraff | Rufus Stevens |
| Angelina Dorsey | Sarah Marcello (NOLAC) | Maxine Stewart |
| Aaron Green | Daniel Mathieu (The Micah Project) | Carol Thomas |
| Leah Green | Margaret Muse | Joni Washington |
| Sheila Green | Bruce Nelson | Mary T. Watson |
| Regina Guichard | Emelda Paul | Kyra Watson |
| Dorothy Hill | | |

HANO: Louis Harvey, Tracy Mercadel, Ronald Southall, Kathy Hanes
Case Management: Carol Carter (New Orleans), Diane G. Pitts, Cheryl Glover (Baton Rouge)
Providence/Enterprise: Tammy Crumpton, LaTonya Williams, Matt Morrin, Nicole Swerhun, Caroline Gammill, Kathleen Mullen, Rosalind Ross

This meeting record was drafted by Nicole Swerhun, community development and facilitation consultant to Providence. Prior to being finalized, it will be provided in draft to all meeting participants for their review. It reflects the key messages and main points raised at the meeting. It is not intended to represent a verbatim transcript.

I. HANO Update

Tracy Mercadel, the new Director of Management at HANO, opened the meeting by providing the following updates:

- **Unit Repairs** – HANO expects the contracts to repair Lafitte units (for temporary re-occupancy) will be executed by Friday. The repairs will start with the first 94 units at the Claiborne end of the Lafitte site. The work will include roof repairs and plumbing in the crawl spaces underneath the buildings. All of the copper has been stolen from all buildings and needs to be replaced, along with all of the water supply lines. HANO expects that in two and a half to three months the 94 units will be coming online.
- **Resident Survey** – A survey of HANO residents is underway, and being led by the University of Houston. Once the results are in, HANO will have a better idea of how much interest there is among Lafitte residents to returning to a repaired unit. If you know any residents that are interested, please have them contact HANO. Right now

HANO is reaching out to other housing authorities across the nation to get the most up-to-date contact information they can for residents. *Most residents at the meeting indicated they had not received a call about the survey.*

- **Demolition** – HANO has asked for bids from contractors for the demolition of Lafitte. The deadline for responses is November 21st, and to date approximately 50 contractors have expressed an interest in bidding. This is scheduled to be presented at the December 19th HANO board meeting and demolition will begin shortly after that at the Rocheblave end of the site.
- **Tenant Protection Vouchers** – Tenant protection vouchers are in place. To reserve your rights as a Lafitte resident and to receive your TPV, contact Charlotte Patrick at 504 827 9618. People who call should identify themselves as a resident of one of BW Cooper, CJ Peete, Lafitte or St. Bernard. TPVs are in place for all 4 sites.

Questions and Discussion

Related To The Survey

1. **What number do we call at HANO if we haven't been contacted about the survey?** *Call Louis Harvey at 504 670 3399.*
2. **What about people who don't have telephone services?** *We're trying to get 100% response rate from residents. If they do not have a telephone number – they'll try and contact you through the mail. If you know people's updated contact information, please let us know. Will also go door to door if necessary. It is very important that you tell us your contact information – especially if your address or phone number change.*

Related To Tenant Protection Vouchers

3. **When will we be switching from DVPs to TPVs?** *Before June 2008. but you can start the process now by contacting Ms Patrick. The TPV is similar to a Section 8 Voucher.*
4. **When I will be able to start calling the number for the TVP?** *You can start calling Monday – HANO is closed this Thursday and Friday.*
5. **Do residents have to take a TPV?** *No, we can't make you do anything.*
6. **Will we be able to take the TVP anywhere?** *Yes, it's portable to anywhere in country.*
7. **Will we have to pay utilities? Yes. And rent? Yes. We will be gradually "stepping" people into paying full rent. Do we know how HANO will be stepping people into paying the increased rent yet?** *We're not sure – but we can try and cover that next month.*
8. **For those residents who live away, how will they get this information about TPV?** *By now most residents should have been contacted by the local housing*

authority where they live. Most are on a DVP now, and this will transform into a TPV. For those residents not currently under the DVP program, they'd have to come back to New Orleans to apply for the TPV. The Head of Household is the person who has to apply. Housing authorities have attempted to assist former HANO residents in their areas, and after a certain amount of time, they assume the resident will not be participating in the DVP program.

9. **Will tenants get information in the mail?** *HANO is doing outreach in various cities – advertising in local newspaper and on the radio in those cities.*

Other Questions And Comments

10. **My mom is 75 years old and she can't find her birth certificate and HANO is telling her she needs it. She has been with HANO for years – from Desire, to Lafitte, to Iberville. Can we get some help with this situation?** *Let me get your contact information and I'll follow up.*
11. **What is the maximum income you can make to qualify for public housing?** *There is no maximum income for receiving the Tenant Protection Voucher – all former Lafitte residents qualify because your development isn't coming back in the immediate future. We will not exclude people based on income.*
12. **I was receiving help for my utilities and that help stopped 2 months ago. HANO told me I wouldn't receive any more help, and that I had to start paying rent. Can you help with this? I don't know specifics of your case. The best thing is to go to the Section 8 office. I already went there twice, and signed a paper. Nothing's happened. I'll get your name and information and we'll try and resolve your issue.**

II. Providence/Enterprise Update

Development Update (Matt Morin, Director of Development, Enterprise)

- **ON THE LAFITTE SITE:** We continue to move forward with our planning efforts. The latest update is that we will be preserving the Administration Building onsite, and two residential buildings on either side of the Administration Building – one on Galvez and the building opposite. This allows us to create a park space next to the Seniors Building. At this point we don't know if the residents will be moving into the two preserved residential buildings. Other possibilities and uses are also being considered, and we'll come back to you with more details on this. For example there could be a Head Start, could be daycare, could be other things. Also at Lafitte, we're considering taking the playground equipment that's next to Sojourner Truth and putting it into the park area, and putting a sports facilities or active recreation in – something for older kids and sports.
- **OFF SITE:** We're still working on development on the scattered sites, and we're expecting to start construction this spring. We hope units will be ready for occupancy this fall.

Questions and Discussion

1. **Why are they going to tear down from Galvez to Broad, and leave Galvez to Claiborne up?** *Two different things are happening - HANO is repairing buildings at the Claiborne end of the Lafitte site for temporary re-occupancy. I'm talking about the permanent site plan that Providence and Enterprise are working on. When Providence and Enterprise start building new homes on the Lafitte site, we will be keeping the Administration building and the two residential buildings beside it. Everything else will be torn down (including the buildings repaired by HANO).*
2. **How will you determine what residents will go back once you start building from Rocheblave to Galvez.** *We will work with residents on that.*

Case Management Update (Tammy Crumpton, Director of Resident Services, Providence)

- I hope we're doing a good job of providing you with the information you need, and that it helps you make healthy choices for your life.
- Carol Carter manages the New Orleans case management program, and Diane Pitts manages the Baton Rouge case management program. Today we're going to give you a collective update on what's happening.
- Before we start, I wanted to let you know that I've had questions from residents on the case management process, its purpose, and whether we're showing favoritism to certain residents, etc. It's important to know that Providence does not directly provide the case management services – these services, and decisions on how best to meet resident needs, are made by the Case Management teams contracted in Baton Rouge, Houston, and New Orleans. Those three cities were selected because our database told us that after Katrina that's where the majority of the Lafitte families were.
- Initially when we started our case management process we went through a recovery stage. Residents needed appliances, bedding, etc. and we had access to funds to help replace some of those things. As of today we don't have much of that funding left, and our funders from across the nation are telling us that recovery funds are running out, and that future support will be for stabilization efforts.
- Today what we wanted to do was hear from the case management teams directly.

New Orleans Case Management (Carol Carter, Catholic Charities)

- Our primary goal is to stabilize Lafitte families that are interested in participating in case management. We have about 100 families in our case load, and any former Lafitte resident can become a client by calling LaTonya at Providence and she will generate referral to us once she certifies your Head of Household at Lafitte. Head of Households can call her at 504 821 7226 if you'd like to enroll.
- Our services are evolving as the community is evolving. Things constantly changing and we're constantly learning. We're not in crisis mode, but some families still have

crisis situations. Our primary goal is to work with families to help stabilize and you and your families so you can move back onto the Lafitte site, and consider becoming homeowners if that's of interest to you. We provide three priority services: (1.) financial services (financial fitness, homeowner); (2.) education and youth services; (3.) employment and training.

- In addition to those services, our care coordinators act as mediators and advocates for your families (for example with situations related to DVP vouchers, birth certificates, etc.). Every family and person is different and every situation is different. You can't say "well so-and-so did this, so I want this". Each family situation is different and the support program is different – based on the desires and dreams people have for their families. We do have a financial assistance grant to help people get skills, certification, and licenses that pertains to you increasing your earning potential, and for anything that pertains to youth services. We also have a grant for the elderly and disabled. Decision about grants go to a panel which is made up of our entire staff. We review applications and then a decision is made. The Providence phone number is 504-821-7226. Our office number at Catholic Charities is 504-889-6980 ext. 227.

Tammy Crumpton, Providence

- We still have people in Dallas, Georgia and other places, and they're saying no one is supplying us with supports. We refer those to the New Orleans case management services so they can provide them with some supports.
- At the beginning of our case management work we had LFRC (Louisiana Family Recovery Corps) dollars, and Carol headed up a program that referred Lafitte families to that program. As I said before, those funds aren't as available anymore. We don't hand out money, we're not a bank, and we don't buy cars so I want to dispel those myths. Our goal with case management is to help you develop a career path, we want you to be able to own a house if you want to.

Questions and Discussion

1. **How quickly can we get services?** Call LaTonya. Every Friday all of the calls we get at Providence are referred to Carol. If there's a crisis we can move faster, but otherwise it's Friday. We will do the referral by phone, and then we will fax that information to Carol. Before we do this, we'll verify your Head of Household. Sometimes we can't find people in our database because people got married, their names changed, or sometimes people were living at Lafitte but weren't on the lease.
2. **I'll be calling, we appreciate your services.**

Baton Rouge Case Management (Diane Pitts, Catholic Charities)

- Right after Katrina we had a lot of disaster recovery money and we were able to do lots of things. Right now that money is all gone.
- Our goal in Baton Rouge is self sufficiency. In Baton Rouge families have a big problem – that's transportation. There isn't an elaborate transit system in Baton Rouge and we need to take that into consideration.

- We have 55 families engaged with us, and we just completed our first family empowerment class. It takes a lot of time to connect and advocate for families. It's a six week class on how to advocate for their kids at school, build family self esteem, etc. At the same time we were running those family empowerment classes, we had kids in family strengthening classes. Last night we had our big family dinner. Even with providing transportation, we only had 8 families completing the class.
- We also doing a financial literacy class. Now families really have to think about budgets in a way that you may not have had to before – to cover things like transportation and utilities. We're really pleased with how families have engaged and are working with facilitators.
- Lafitte kids are involved in a junior achievement class. They learn about the banking system, and financial decision making. We give the kids \$300 in play money and present them with life situations. We're teaching kids how to have a greater appreciation for money. That class is ending this coming Monday.
- We also got a grant with a credit union through their program called "Drive Away to Self-Sufficiency. Two Lafitte families qualified, and the two families got a car through the program. To qualify you must be able to pay a car note and pay car insurance. Catholic Charities helps with this. Part of the program involves opening a bank account for the resident at the credit union.
- Also, the Neighbors Credit Union is trying to get all Lafitte residents to open a bank account. They've agreed not to look at any past records. The account is called a "checkless" bank account. These are the kinds of things we're doing to move families to self sufficiency.
- We are also dealing with more mental health issues – especially depression of being away. Some people are not living in the best environments. Some families are still in trailers, and our first priority is to get them out of trailers.
- Everything is individual – case managers work individually with that case. Just because you hear that someone gets certain supports, it doesn't necessarily mean those are the supports that will be provided to another family. It's family-specific services. That's what we're doing with Baton Rouge.

HANO (Louis Harvey, Director of Client Services)

- We're working hard to connect Providence/Enterprise, the case managers, and HANO's client services team.
- SPECIAL PROGRAM UPDATE: HANO has funds available for a special program. We're going to try and provide funding for 5-10 individuals who are the Head of Household and who are interested in getting in to a position to buy a home.

We are willing to put you through necessary training to get you ready for career change or a job that will help you make meaningful wages and will put you in a position to buy a home. Funds for this program will be running out soon. We hope to

make decisions by the end of this month, so person can register for training no later than January 2008.

The training is six months to a year long, and will be focused on whatever career you're interested in – whether that be a barber, or an LPN, or any other career. You don't have to pay for the training, you just need to make the commitment to go through the process.

If you're interested, Head of Household, or on the lease, you qualify. You have to be goal oriented and want to do this. Once these funds are gone, they won't come our way again. We may be able to reapply for them, but we never know if we will get them again. We are begging you to come and participate in this process. No favoritism will be shown. Everyone is welcome and invited.

Questions and Discussion

1. **Who do we call if we're interested in this HANO program?** *Call Louis Harvey at 504 670 3399.*
2. **Who do we call for the Catholic Charities Financial Assistance Grant?** *Carol Carter at 889 6980 ext. 2222. If you have a Care Coordinator, call them and tell them that you're interested.*
3. **What about business opportunities for residents? Are there opportunities for employment related to demolition?** *We talked about this last month. Contractors working at Lafitte will be required to hire a certain number of residents. In the past contractors have come to HANO when they've been trying to hire residents, and we weren't able to get residents to step up to the plate.*

Why did some people not step up? Because they weren't qualified to do the job. There are various agencies doing training around city, and some are free. We want to connect you to those training opportunities so that when contractors come to HANO and say we need plumbers, carpenters, electricians, we have a database ready full of people ready to do the work. Now is the time to be preparing for this. It is too late when the trucks drive up.

There will be whole lot folks who will come from outside of your community and out of state and take your jobs. The best thing you can do is call your case worker or call me and so we have no excuses when those jobs are available. You can't be lazy; you have to show up to class every day; and you need to be drug free. Don't send someone to my office that you know has a drug habit that you know doesn't want to quit.

If someone comes to my office and they are dirty, then it's important that they know there is time to clean themselves up, and I won't ask you what you have been doing. Construction is a very dangerous job. The equipment can hurt you or you can be killed.

Providence – Seniors Apartments (Katie Mullin, Providence)

In last month's letter to residents we made an announcement about the fact that the St. Ann Apartments had been recently renovated. Some former tenants moved in last week, and this is Providence's first project where residents moved in. There are units available for others, and we're having an open house this Sunday from 11:00 am to 1:00 pm.

Questions and Discussion

1. **What's the age limit?** *Minimum age is 62 years old.*
2. **How much are rents?** *Rents for studio and one bedroom apartments are between \$400 – \$600/month.*
3. **What if you're over 62 and have 401 year old son live with you?** *It's ok if he is your designated case giver.*
4. **Can you have visitors? Can we have grandchildren visit?** *Of course. If you have people living with you for more than 2 weeks, they're technically part of the household.*
5. **What's involved in getting unit?** *You would sign a year lease, provide a security deposit and first month's rent.*
6. **Will they will be honoring DVPs or TPVs?** *We are working with HANO on that. The answer for now is maybe, with decision made on a case-by-case basis. When you fill out the application, please come prepared with you other documentation, including your ID and a statement of your income. We need this to verify your eligibility.*
7. **Say I take an apartment at St. Ann's. When my apartment is ready at Lafitte, will I be able to get out of lease?** *No, it's a year lease. If you did that you would technically run the risk of losing your security deposit. We will look into this situation. I'm available at the back if you're interested in receiving more information and flyers about the open house.*

III. Resident Update

Ms Emelda Paul provided the following updates:

- We want to start developing a Bill of Rights with Lafitte residents for Lafitte residents. We meet on the first Thursday of every month – it's a planning meeting – and we hope to see residents advocate for their rights and work together with this. Again, the meetings are held on the first Thursday of every month at 6:00 pm at Ujima (1019 North Prieur). Daniel will contact you all individually to remind you of those meetings.
- For residents that are over 60+, the Hornets are giving away Christmas baskets on November 18th. This is happening at 2220 Aretha Castle. Buses will be available from

all of the developments that are open – Iberville, Guste, and BW Cooper. You can also go on own, or someone can bring you. The time is 3:30 pm.

IV. Final Thoughts

- **Who decides who gets to move into the new apartments after the project is rebuilt? Are you starting with the same people that were living there?**
Providence and Enterprise will work with residents to come up with a process for this.
- **The young folks are not here at this meeting, they don't want to come here. If you don't show up, your voice will not be heard.** *Tammy: I have a heavy heart this week. I'm asking, begging, that you participate in the process. We have to break the young people in, we need to encourage them. I'm speaking on young peoples behalf. Some young people can't give feedback because they're not the Head of Household. We want and need their voices, it doesn't matter if they're not Head of Household. I'm going to give word.*
- **Next meeting is** Wednesday, December 12, 2007. St. Peter Claver School Cafeteria, 1020 N. Prieur. 6:00 – 8:00 pm (dinner to be provided).