

DRAFT RECORD OF DISCUSSION

Homebuilding Plan for Treme/Lafitte and Tulane/Gravier

Date Wednesday, December 10, 2008
St. Peter Claver School Cafeteria, 1020 N. Prieur

Next Meeting Wednesday, January 14, 2009
St. Peter Claver School Cafeteria, 1020 N. Prieur
6:00 – 8:00 pm (dinner to be provided)

Participants

Alvin Banks	John Fortenberry	Donna Martin
Valerie Brown	Javonda Griffin	Emelda Paul
Lisa Carter	Karen Hebert	Rochelle Roberts
Terry Carter	Vastine Jeanmarie	Diana Smith
Mr. Sidney Daufauchoux	Valerie Johnson	Lloyd Thiel
Mrs. Sidney Daufauchoux	Larry Jones	Shirley Waters
Claudette Freeman	Seantell Landry	

Daniel Mathieu, The Micah Project
Sarah McMorris, NOLAC
Morgan Williams, GNFHAC
Jenna Pollack, Tulane Community Health Center

HANO: Lois Walton, Valerie Brown (consultant to HANO)
Case Management: Carol Carter (New Orleans), Dianne Pitts (Baton Rouge)
Providence/Enterprise: Tammy Crumpton, Jim Kelly, Matt Morrin, Andreanecia Morris, Brenda Richard-Montgomery, Debra Simmons, LaTonya Williams, Caroline Gammill, Cornelius Payne

This meeting record was drafted by Caroline Gammill, staff at 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.

The meeting began with review of the agenda by Alvin Banks and an opening prayer offered by Vastine Jeanmarie.

I. Updates from Community Partners

Jenna Pollack, Community Coordinator, Tulane Community Health Center:

- There will be a Clinic Open House at the Clinic which is located on N. Rampart Street on Friday, December 12. All are welcome to stop by and see what the Clinic has to offer.
- The Tulane Community Health Center is still very interested in moving into the old Ruth's Chris Steakhouse on Broad and Orleans, but is awaiting more information and funding decisions from the city.
- Lastly, the Community Health Center is eager to have community partners or do health screenings in convenient locations. If anyone is interested or there is a way to work together, please contact Jenna.

Morgan Williams, Greater New Orleans Fair Housing Action Center:

- The Greater New Orleans Fair Housing Action Center works to educate people about their rights and enforce the laws to protect citizens from discrimination in the housing sector. The laws provide protection from discrimination based on race, color, nation of origin, familial status, religion, disability and age.
- If these issues arise, such as discrimination by a landlord, HANO or other housing providers, the Center will advocate on behalf of tenants.
 - Some residents in the Section 8 program who have disabilities need a voucher that accommodates those disabilities have faced some trouble; HANO has resolved to deal with it. If anyone is facing a similar problem, please contact Morgan or Sarah McMorris from New Orleans Legal Assistance Clinic (NOLAC).
- Mr. Banks invited Mr. Williams to attend another meeting in January.
- Comment from Tammy Crumpton: At the last meeting, we thought that the problem had been resolved but we hear from residents that the situation hasn't changed. HANO says it shouldn't be happening, perhaps some of their staff is unfamiliar with the policy. If you have a problem, Sarah McMorris from NOLAC can move the problem along more quickly than the Providence staff.
- Comment from Sarah McMorris: NOLAC has been told that the vouchers will not be downsized, however HANO staff has not gotten the message, they may give you the wrong answer when you visit HANO. Please come to me, send your friends, family or others: if you call and say 'my sister is having the problem,' I'm not allowed to call her. She has to call me.
 - Contact Information:
Sarah McMorris, 1010 Common Street (near Rampart), Suite 1400
504. 529. 1000 ext 243

Questions and Discussion

Responses, where provided, are in italics.

None.

II. Resident Update

Emelda Paul, President of the Residents' Council, shared this information:

- **Residents' Council Meeting Summary:** The high levels of crime in the neighborhood were discussed at the last Residents' council meeting. A follow-up meeting to the Crime Meeting held at St. Peter Claver in October is being planned. Community members would like to meet with the new D.A. Cannizzaro after he is sworn in. More information will be distributed as it is available and it is important to a very large turnout.

Questions and Discussion

Responses, where provided, are in italics.

None.

III. Providence / Enterprise Update

Tammy Crumpton, Providence Community Housing

- **Volunteers and Recognition:** Tammy recognized the many contributions of Terry and Rochelle. Terry played an important role in an information gathering project for Providence and Rochelle has been assisting Providence for quite some time and is a great help. The work both do is very much appreciated. If others are interesting in working with Providence, please give your name to LaTonya: together we can accomplish big things.
- **Updated Contact Information Collection:** After Hurricane Katrina, the organization ACT collected contact information from many of our families. Last week, Providence staff members worked to verify that contact information. If your information has changed, please take the time to send us your updated contacts so that we can keep you informed and stay connected with you. It is very important for Providence to have up to date information for families outside of New Orleans; if you are in contact with Lafitte families outside of the city, please give them that message.

Carol Hebert, Sojourner Truth Community Center

- **Sojourner Truth Prelude Holiday Series:** The Community Center is partnering with other organizations to offer programs during the holiday season to help you get into the spirit of the season as well as meet your neighbors. The “Cultivating a Creative PreSchooler” discussion will take place at the Urban League, 2322 Canal St on December 16th.
- **Sojourner Truth Community Center Will Open Soon!:** Please come visit the center when we open our door in January!

Matt Morrin, Enterprise Community Partners

- **Job Fair:** After the New Year, Enterprise will have more information about the types of construction jobs that will be available and how to apply for them. Once the contractor and the development teams have spoken, there will be more information about how to express your interest.
- **Property Management Company, Interstate Realty Management:** In January, the Resident Council will meet with the property management company to discuss details that will be in the lease among other things. The Resident Council will bring this information back to the large group as we move forward to finalize agreements.

Andreanecia Morris, Providence Community Housing

- **Homeownership Program:** Providence has completed its first ten homes, located near the corner of Broad and Orleans, and they are currently for sale. Staff at Providence is working to make sure as many as possible of these homes go to former Lafitte families. There will be many more opportunities, they are the first 10 of 600.
- **How to Become a Homeowner:** Qualifying for homeownership is not a quick process: it requires classes on homebuyer training, home maintenance, credit repair and financial fitness. It is possible to use a Section 8 voucher towards homeownership; HANO has a great program to help you do this that works like a rental program and will pay for 15 years of the mortgage (or the life of the mortgage if you are older or disabled). You must

be employed and have a certain amount of income. Case managers can help you find those jobs.

- **Contact Andreanecia Morris:** amorris@providencech.org or 504 821 7227

Jim Kelly, Providence Community Housing

- **Groundbreaking:** We expect the project to close in January. St. Bernard closed this week; the financial market remains a difficult one. Please continue your prayers. We would like to have the groundbreaking ceremony at a time that accommodates as many residents as possible. We will need to have a discussion about: What day of the week? What time of day? We want to make sure that you are a featured part of the groundbreaking.

Questions and Discussion

Responses, where provided, are in italics.

1. How are you doing with buying property in the area? *There was a complimentary article in the paper two days ago that highlighted much of the work we are doing. We've acquired enough property, vacant lots, homes and apartments to renovate to build 295 homes and rentals. Our partners, Operation Helping Hands, the Knights of Malta, Covenant House, had done work on about 55 homes. We will continue to acquire property and are working closely with the New Orleans Redevelopment Authority (NORA) on more parcels.*

Additionally, other news in the neighborhood: There is a charter school group announced last week who wants to do a state-of-the-art, top-notch school in Treme. The individual had a foundation and is willing to commit \$10 million dollars. The group working along Broad Street, Broad Community Connections, has gotten a Main Street designation and some funding to re-do Broad Street.

IV. HANO Update

Ronald Southall, Sr. Asset Manager

- **Transition from Temporary Units:** The transition process has started for the families living in the 94 units now. 22 are moving into other public housing and the rest will be going to TPV.

Questions and Discussion

Responses, where provided, are in italics.

1. Will you be financially assisting these families with their move? *It has not been decided if we will be able to provide these families with moving assistance or transitional assistance yet.*
2. If a family moves to Iberville and then decide that they would prefer a TPV, will they be able to get one? *There is the opportunity now to make that decision. However, there is a considerable expense to prepare a new unit and if we take on that expense, we would like the family to use the unit. Right now, TPV is an option for every family. A member of our staff, Ms. Watson, has met with every resident and explained the options available. The only public housing available at this time is the scattered sites or Iberville. There is*

not much chance to accept a public housing unit and then choose TPV. At some point, TPV will cease to exist and when the new stock is ready, residents will have the opportunity to come back to Lafitte with a voucher.

3. *What will happen to the TPV? At some point, funding will run out, but those who are on it will maintain it. There will not be any new ones issued at that time.*
4. *I have Sec. 8 and have to pay a portion of it, how do you determine that amount? We check the residents' income. Sometimes, folks slip through the cracks and pay less than they should. Eventually, we are able to correct the mistake.*

V. Adjournment

Next Meeting: Wednesday, January 14, 6 pm

Dinner and Raffle