

RECORD OF DISCUSSION

Homebuilding Plan for Treme/Lafitte and Tulane/Gravier

Date: Wednesday, March 11, 2009
Sojourner Truth Community Center, 2200 Lafitte

Next Meeting: Wednesday, April 8, 2009
Sojourner Truth Community Center, 2200 Lafitte
6:00 pm – 8:00 pm (dinner to be provided)

Participants:

Tyra Alexander	DesMonde P. Galloway	L. Johnson
Gale Sanders	Angeline Dorsey	Mayra Nelson
Mr. S. Daufauchard	Mary Jackson	David Rayford
Mrs. S. Daufauchard	Sharon Pierce	Rosalind Roy
Alvin Banks	Ola James	Carl Richardson
Mervin Riley	Cynthia Magroff	Lachia L. Rodriguez
Bertha Lively	Warren Johnson	Beryl Thomas
Jessie Boyd	Mary Johnson	Annell Winfield

Sarah McMorris, NOLAC
Lona Black, Interstate
Shannon Rico, Interstate
Delika Jones, Interstate
Jenna Pollock, Tulane Community Health Center

Case Management: Karen Hebert, Kendra Green, D'Ana Smith, Jessica Kennington
Providence/Enterprise: Tammy Crumpton, Jim Kelly, Matt Morrin, Brenda Richard-Montgomery, Cornelius Payne

This meeting record was drafted by Tammy Crumpton, 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 Tammy Crumpton and an opening prayer offered by Alvin Banks. Alvin Banks facilitated the meeting.

I. Introduction to the New Property Manager

Jim Kelly, Providence Community Housing:

Jim Kelly provided a review of the property management selection process. The process included two representatives from the Lafitte Resident Council. The residents played an important role in helping to select Interstate Realty Management as the Property Manager for the redevelopment.

Gale Sanders, Lafitte Resident Council:

Gail Sanders discussed how she had participated in the interviews for the selection of the Property Manager. Overall, she emphasized that Interstate was selected because they were more genuine and expressed more care about the concerns of the residents.

Matt Morrin, Enterprise Homes:

Matt Morrin introduced Interstate's key staff: Lona Black, Vice President and Shannon Rico, District Property Manager. These two individuals will work closely with P/E and the residents on Eligibility/Occupancy Criteria.

II. Interstate Realty Management

Lona Black, Interstate Realty Management

Lona Black introduced herself to the residents and shared that she was a former section 8 Tenant, an experience that gave her a working knowledge of the needs of residents. Her role is to assist residents and manage the property successfully and to ensure that all residents live comfortable with rules and regulations in their new home. Residents are treated with respect and Interstate will work with residents to maintain good living conditions.

Shannon Rico, Interstate Realty Management

Shannon Rico informed the residents that IRM would work closely with P/E on developing Eligibility/Occupancy Criteria for the redevelopment and responded to their questions.

Questions and Discussion

Responses provided are in italics.

Credit Check:

- 1) The length of years you usually consider for a credit check?
7 years is the time the services list on the credit check.
- 2) What do you look for on a credit check?
IRM mainly looks for past evictions, monies owed to utility companies or previous landlords.
- 3) How can a former resident be denied a rental unit?
A former resident has to meet the criteria just like any other applicant.

Criminal Background Check:

- 4) How many years do you check on an individual's criminal background history?
In general, the criminal background check will look back up to 10 years, but 5 years is the most consistent time period we use. Nothing is confirmed.
- 5) How can an individual be denied an apartment from a criminal background check?
Denials are a result of discovery of arrests for drug possession, any violent offense, sexual offense, or theft.

Recruitment/Outreach to Former Residents:

- 6) What are some of the methods you use to attract former residents to move into the new units?

Historically IRM has tired everything from direct mailing, radio advertisement, newspaper public notice, direct outreaching, grand opening, invitation only events, hiring a locator service, referral reward to current resident and etc.

Appeal Process:

- 7) If an individual is denied an apartment what is their next step?

Once a individual receives a denial notice, the person has 14 days to request an appeal hearing.

- 8) Do they have a right to appeal?

Yes, the applicant will meet with the District Property Manager to discuss the circumstances surrounding the denial.. A decision is made and put into writing after the District Property Manger meets with the applicant.

Preference:

- 9) Will I have the right to return to the new housing?

Former Lafitte residents will have first preference to move into the new units if they meet the eligibility criteria.

- 10) What are the selection preferences for moving into the new units?

A tenant selection preference plan will need to be finalized.

III. Sojourner Truth Community Center Update

Karen Hebert, Catholic Charities

Karen Hebert provided information about the educational resources that are available at Sojourner Truth, including the: Education and Youth Enhancement Services; School Advocacy and Intervention Services, School Enrollment Assistance, College Application Assistance, Continuing Education ages 18 and up, TABE Remediation and Career Development. She said that if folks are able to come into the Center they will receive support and assistance.

Sombra Davis, Catholic Charities:

Sombra Davis announced the Opportunities and Resource Fair to be held at Sojourner Truth Community Center, Saturday, March 21st, 10:00am-2:00pm.

The fair will provide technical training and job opportunities and will feature an Information Session on Employment Opportunities with the Lafitte Redevelopment Project from 12:00pm-1:00pm as well as an Enrichment Workshop for Job Seekers

at 1:00 pm-2:00 pm. There will be displays for literacy training and technical training. If you are looking for a job and ready to work, interested in job training or a new career, this event is for you.

There will also be an Information Session on Subcontracting with the Lafitte Redevelopment Project (10:30 am – 11:30 am) and An Enrichment Workshop for Small Business Owners from 12:00 pm- 1:00 pm. If you are a small business owner looking for resources to enhance your small business this fair is for you. There will be displays for small business development for 10:00 am- 2:00pm.

The function of the job fair is to assist in providing training to former residents who have not had prior work experience in construction. We would like to help residents to get jobs with contractors and subcontractors who will be working on the redevelopment. Please take advantage of the benefits being made available. Take the time to share this information with friends and other former residents.

D’Ana Smith, Catholic Charities:

Join us for Bodies in Motion, Saturday March 14th, 1:00 pm-3:00pm. Bodies in Motion is a fitness exercise class presented by a certified health and fitness practitioner Dianna Beasley. Fitness activities will be provided at the center. Come out and join us.

Join us as we launch services for seniors (age 60+) Friday, March 27, 2009 with Tulane Community Health Center, at STCC for 11:00 am – 2:00 pm. Health Seminar: “Bodies in Motion” bingo, door prizes, and lunch. Come have fun!

If seniors need a ride you may be eligible for transportation assistance.

Questions and Discussion

None.

IV. Community Partner Update

Jenna Pollock, Tulane Community Center

Reminders:

- “Bodies in Motion” Saturday March 14, 2009 at STC
- “Bus Stop Fridays” Fridays March 27, 2009 at STC
- “Walk and Run Health Fair” Saturday March 21, 2009

Progress is being made at the new clinic at Ruth’s Chris Site. Hope to be doing construction over the summer.

Jim Kelly, Providence Community Housing

- The City is planning landscaping project enhancements and the beautification of Broad Street, from Bienville – Orleans Ave. This may include new bus shelters, better sidewalks, crosswalks and other items. If you would like to share your opinion about what the city should change on the street, please contact Caroline

Gammill at Providence, cgammill@archdiocese-no.org or at 504 821 7236. The community will benefit from the project tremendously.

Questions and Discussion

None.

V. Resident Council Updates

Alvin thanked the residents for coming out to the meeting. Come out to the Opportunities and Resource Fair, jobs and contract opportunities will be available. Tell other of the fair and the services at the community center.

Bring your neighbors family and friends to these meetings so that folks can get prepared for the property management changes that are taking place with the redevelopment. If you have questions this is your chance to get them answered. If you need to speak with Interstate they will be available after the meeting.

Questions and Discussion

None.

VI. Adjournment

Raffle and Dinner

Next Meeting: Wednesday, May 13, 2009 6pm