

RECORD OF DISCUSSION

Homebuilding Plan for Treme/Lafitte and Tulane/Gravier

Date 6:00 – 8:00, May 12th, 2010
Sojourner Truth Community Center, 2200 Lafitte St.

Next Meeting 6:00-8:00, June 9th, 2010
Sojourner Truth Community Center, 2200 Lafitte St.

Participants:

Tyra Alexander
Lona Black
Joe Crowlet
Shirley Daufauchard
Angelina Dorsey
Ola James
Mary Johnson

Valerie Johnson
Terry Jordan
Travis LeBlanc
Bertha Lively
Danny Paul
Emelda Paul
Christina Quezergue

Harvey Reed
Carl Richardson
Lachia Rodriguez
Beryl Thomas
Joseph Willis

Sojourner Truth Family Supportive Services: Claudette Austin
Providence/Enterprise: Matt Morrin, Andreanecia Morris, Brandon Dughman, Nick Roosevelt
HANO: Guy Barcelona
Southeast Louisiana Legal Services: Sarah Marcello
Interstate Realty Management: Shannon Rico
Tulane Community Health Center: Gillian Locascio
Perez/Harris Builders: Joe Crowley

This meeting record was drafted by Nick Roosevelt, 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 an opening prayer by Miss Emelda Paul.

I. Sojourner Truth / Resident Council Update

Claudette Austin:

- Please join us for our Wealth & Asset Development workshops, as well as our MoneyWise sessions.
- Sojourner Truth is offering computer classes and would love to have more participants.
- Section 3 applications can still be filled out, if you or anyone you know is interested.
- As always, inquire at the front desk of the Center to get more information on any of these program.

II. Lafitte Redevelopment Update

Matt Morrin & Shannon Rico

- We are still on track to have the first of our apartments ready for occupancy by November.

- As we mentioned at last month's meeting, we are gearing up for reoccupancy and are hoping to send out letters with the specifics to all former residents next month. Interstate has been working hard to customize the reoccupancy criteria for the New Lafitte.
- A listing of the reoccupancy requirements has been handed out at this meeting. The requirements were created with the input of the Resident Advisory Council. (Summary attached to meeting notes)
- As we have said before, we want as many people as possible to be able to move back in and want to facilitate smooth transitions to the best of our ability.
- The reoccupancy requirements exist to make sure that we are building a community that is healthy, vibrant and safe for everyone. If for any reason you have concerns or think that you or anyone other former residents that you know may have trouble meeting the requirements, start working with the Sojourner Truth staff as soon as possible.
- Hopefully in a couple of months, we will start conversation on community rules, but we want to finalize reoccupancy requirements first.
- Very important to remember that if, for any reason, you are rejected by Interstate, there is an appeal process and you will be referred to Sarah Marcello's office to get legal help in the appeal process.
- **Question:** For the Section 8 units, can I transfer my current voucher to Lafitte without any new paper work? **Response:** Someone with a Section 8 voucher will be able to move back into the new Lafitte units. The Sojourner Truth staff can help folks through the paper work and the process. It is important to note that if you move back into the new Lafitte, you will not be able to keep your tenant based Section 8 voucher.
- **Question:** What if the landlord gives a bad recommendation not because you are a bad tenant, but because they don't want to loose you? **Response:** Interstate will be looking at the big picture and there is always room for a case-by-case assessment. Especially if the applicant can bring information (perhaps a character reference from neighbors) that demonstrates that the landlord is not being honest, we can take that into account
- **Comment:** I am frustrated, because I feel like I am being judge unnecessarily. **Response:** We understand your frustrations, but we are charged with complying with federal and local regulations and want to make sure that the new Lafitte is a safe, healthy and vibrant community. We encourage you to be open with us during the process and to work closely with Sojourner Truth staff, who can provide a lot of assistance.
- **Question:** What if an applicant has a drug related arrest within 5 years, but has a good record of recovery and rehabilitation? Is there reasonable accommodation for this sort of situation? **Response:** We will have to check the exact language of the requirements, but we will be sure to get back to you on this next month.

III. Sojourner Truth Renovation Update

Joe Crowley:

- Our team will be working on rehabbing the roof here at the center. 80 to 90% of our work will be taking off the existing roof and replacing it with a new roof, with gutters that will keep water out of the building. We will also be doing some exterior and interior wall and ceiling work. In the first or second week of June, we should have a building permit and will be working for the following 90 days or so. We will be around the site, but will be careful to make sure the building is safe and that everyone can use the building like they normally do.

IV. Tulane Community Health Center Update

Gillian Locascio

- Just wanted to give the update that this upcoming Saturday from 11-3 will be the Tremé & 7th Ward Resource and Kid's Fair. There will be music, food, games and lots of information. We have all sorts of community partners for the Greater Tremé & 7th Ward area who do a whole lot of different things in the community. It should be a fun time and also very informative.

VIII. Adjournment

- Door prizes and dinner served

Next Meeting: May 12th, 2010 at Sojourner Truth.

Summary of Occupancy Criteria

ELIGIBILITY CRITERIA

1. Income. Based on total household size, applicants must not exceed maximum income limits given by the IRS. (see attachment)
2. Students. Applicants whose entire household are full time students and do not meet one of the four exemptions. (IRS)

Exemptions Include:

- a) Married spouses that file a joint federal income tax return. A copy of the joint federal tax return must be included in the applicant's file;
- b) A household consisting of a single parent (with custody) and a school age child or children, both of whom are claimed as a dependant on another tax return
- c) A household receiving assistance under Title IV of the Social Security Act;(needy families with children assistance)
- d) A household receiving Aid to Families with Dependent Children; or (TANF)
- e) A member of the household enrolled in and receiving assistance under the Job Training Partnership Act or similar governmental job training program. (verifiable source)

OCCUPANCY STANDARDS

1. No more than two people will be allowed per bedroom.

APPLICANT SCREENING AND REJECTION CRITERIA

The criteria listed below applies to all adult (over 18) members of an applicant household.

If an applicant household is rejected for any of the reasons below, they will have the right to meet with the property manager and appeal that rejection and any of the reasons used as a basis for that rejection.

Potential reasons for rejection are listed below:

- a) The household annual income exceeds the applicable Tax Credit Income Limit. (refer to attachment)
- b) All members of the household can't be full-time students if none of the four exemptions are met.
- c) Poor credit history, which is indicated by: (IRM)
 - 1) Monies owed to electric companies
 - 2) Civil judgments/tax liens
 - 3) Past due monies to landlords/Section 8
 - 4) Overdue balances that are being addressed through a repayment plan will not be a basis for denial
- d) Poor landlord reference (IRM)
- e) Are unable to secure utilities in head of household's name
- f) Poor housekeeping which would be indicated by a previous Landlord (IRM)
- g) A police record, which would be indicated by the following:
 - 1) More than one felony drug related arrest within the past five years.
 - 2) Any arrest for assault and/or battery within the past five years.
 - 3) Arrests that result in charges being dropped or an acquittal will not be used as the basis for a denial.
 - 4) Any felony conviction within a 5 year period. (IRM)
- h) If any household member is currently engaging in illegal use of drugs. (HUD)
- i) If management believes that a household member's illegal use of drugs or pattern of illegal use demonstrated by failing treatment programs may cause harm to another resident. (IRM)
- j) If any household member is a registered sex offender under a State sex offender registration program. (HUD)

- k) Abuse or pattern of abuse of alcohol such as showing up to interviews intoxicated, which may lead to interfering with the right to peaceful enjoyment of the premises by other residents. (HUD)
- l) Any indication that the applicant will not be able to upkeep the unit or control dependents so as to disturb the property or other residents. (IRM)
- m) A personal interview that indicates an unstable or potentially hazardous relationship between the applicant household and other residents. *For example, families feuding with each other due to territory or other factors.* (IRM)
- n) A personal interview that revealed an applicant may be unable to control their anger and therefore will be a potential threat to their neighbors.