

RECORD OF DISCUSSION

Homebuilding Plan for Treme/Lafitte and Tulane/Gravier

Date 6:00-8:00, July 14th, 2010
Sojourner Truth Neighborhood Center, 2200 Lafitte St.

Next Meeting 6:00-8:00, August 11th, 2010
Sojourner Truth Neighborhood Center, 2200 Lafitte St.

Participants:

Westley Bayas
Gloria Blanchard
Jessie M. Boyd
Barbara O. Carter
Renell Ceazer
Dariel Celestin
Sidney Daufauchard
Shirley Daufauchard
Ethan Ellestad
Janette Expose
Joyce Giles
Jeanie Gorden
Jacqueline Griffith

Frichard Hardy?
Clyde Hudson
Ola James
Valerie S. Johnson
Terry Jordon
Bernie King
Gillilan Locascio
Cynthia Magraff
Sarah Marcello
Danny Paul
Gail Pierre
Christina Querzergue
Elaine H. Reed

Baby Regis
Carl Richardson
Nick Roosevelt
Shuane Simon
Emelda Paul
Joyce Terro
Beryl Thomas
Maggie Tishman
Deborah A. Williams
Charmaine Williams
Aisha Wivall

Sojourner Truth Family Supportive Services: Rebekah Simon
Providence/Enterprise: Matt Morrin, Nick Roosevelt, Maggie Tishman
Southeast Louisiana Legal Services: Sarah Marcello
Interstate Realty Management: Robin Maxfield, Michele Matthews
Tulane Community Health Center: Gillian Locascio
Mayor Mitch Landrieu's Office: Wesley Bayas

This meeting record was drafted by Maggie Tishman, 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

Emelda Paul:

- The RSD (Recovery School District) will be holding a community meeting regarding Wheatley Elementary School next Wednesday, July 21st, at 6:30 pm at the Sojourner Truth Neighborhood Center
- Enrollment is still open for MoneyWise education classes, to be held every Wednesday 10 AM-12 PM. Enrollees are eligible for funds for checking and savings accounts, and their names will be entered in a drawing to win \$200.
- Due to budget cuts, there will be no more door prizes. Dinner *will* still be served.

II. Lafitte Redevelopment Update

Matt Morrin:

- We are still on track to have the first of our apartments ready for occupancy by November.
- Michele Matthews of Interstate will now be the site manager of the Lafitte development. She will be in her office in Sojourner truth 8am-5pm, Monday-Friday, with a lunch break from 12-1. She will have an email and phone number up and running by July 20th at the latest. If residents have questions, they can talk to her or the staff of Sojourner Truth.
- Providence is sending out application to all former Lafitte residents of whom they have a record.
- Providence would like former residents to inform their fellow former residents who do not receive applications of this process and to encourage them to contact Providence.
- A cover sheet will be sent out with the applications explaining what personal information applicants will need to submit.
- After a resident has been accepted, they must still comply with the occupancy rules of their current residence. For example, if their lease requires 30 days' notice, they must wait 30 days before moving. HANO has agreed to waive this requirement for their residents.
- Lafitte former residents will get preference in the resident-selection process.

III. Southeast Louisiana Legal Services Update

Sarah Marcello:

- Sarah will no longer be with Southeast Louisiana Legal Services.
- She will be joining the Public Housing Division. Her office will be 101 Common St., Suite 1400 A. Her phone number will be 504.529.1000 ext 223.

IV. Tulane Community Health Center Update

Gillian Locascio:

- The Health Center is transition to a sliding-scale fee system. Patients must bring proof identification and proof of their salary (e.g. a pay stub) when they come in, in order to set fees.
- Starting July 28th, the Health Center will be hosting nutrition classes taught by Amelia. This is the first in a series. This month, the Health Center will be focusing on cholesterol and hearth health.
- Gillian will be leaving her position at the Health Center. Dana will be taking Gillian's place.

III. Update from the Mayor's Office

Westley Bayas:

- The Mayor will be holding community meetings with all the councilmembers and members of all the major City departments.
- If residents have anything they would like the Mayor to know, they should tell Westley and he will relay their messages to the Mayor.

VIII. Adjournment

- Dinner served

Next Meeting: August 11th, 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.