

# RECORD OF DISCUSSION

## Homebuilding Plan for Treme/Lafitte and Tulane/Gravier

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**Date** Wednesday, May 14, 2008  
St. Peter Claver School Cafeteria, 1020 N. Prieur

**Next Meeting** Wednesday, June 11, 2008  
St. Peter Claver School Cafeteria, 1020 N. Prieur  
6:00 – 8:00 pm (dinner to be provided)

### Participants

Warren Johnson	Sidney Daufauchard
Shirley Daufauchard	Maxine Stewart
Maisha Duplessis	Cynthia Magraff
Gail Pierre	Parreletta Carter
Lloyd Bell	Alice Jones
Norvin Jones	Mary Watson
Regina Guichard	Anthony Pendleton
Clyde Hudson	Daffney Davis
Rochelle Roberts	Travis LeBlanc
Jennie Gorden	Jasmine Gorden
Gertha Burnett	Frances Burnett
Denise Bryant	Dorothy Bryant
Dariel Celestin	Emelda Paul
Lachia Rodriquez	

Daniel Mathieu, The Micah Project  
Sarah McMorris, NOLAC

HANO: Tracy Mercadel, Louis Harvey  
Case Management: Carol Carter (New Orleans), Dianne Pitts (Baton Rouge)  
Providence/Enterprise: Jim Kelly, Tammy Crumpton, Matt Morrin, LaTonya Williams, Caroline Gammill

*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.*

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The meeting began with an opening prayer, and a review of the agenda by Tammy Crumpton, Director of Resident Services for Providence.

### I. HANO Update

**Tracy Mercadel**, Director of Management at HANO, provided the following updates to the meeting:

- **Tenant Protection Vouchers:** This topic is Dwayne Muhammed's area of expertise, but Mr. Mercadel offered to try to answer any questions that residents may have.
- **Re-Occupancy of Repaired Units:** Meetings have been held with the original residents of the 94 units that will be re-opened. We have carefully reviewed the lease so everyone is aware of its conditions. 20 of the original residents will be returning. 78

additional families have requested to return. We will need to have a lottery for the folks who will be in one-bedroom units; we have six individuals too many. The lottery will be tomorrow and NOLAC will draw the names. HANO will take control of 4 buildings by the end of this week, we hope to be in control of the next 4 by the end of June.

## Questions and Discussion

*Responses, where provided, are in italics.*

1. I lived in one of the first 94 units and I haven't received any information about this. This is my first meeting in awhile. *I will be sure to get your information and follow-up with you.*
2. When the nine months of living in the repaired unit are over, what happens? *When the nine months are over, you have the option of getting a Tenant Protection Voucher or moving into another public housing facility. It is possible that there will be new units available by that time – depending on the structure of the Covenant created by the residents and other rules and regulations, you may be able to move into one of those units. If that is not possible, you will still have the option of getting a TPV or moving into another public housing facility.*
3. I now live in Iberville, but before the storm I lived in Lafitte. Am I still considered a Lafitte resident and will I be able to return? *Yes, you will have the right to return to a new unit, either on or off site.*

## II. Resident Update

Daniel Mathieu and Alvin Banks provide an update on the progress the residents' group has made on writing a Covenant. Several residents raise their hands to indicate their participation in these discussions.

Mr. Banks reads from the Covenant and highlights the following points:

- The aim of the covenant is to create a “vibrant community” and access to healthcare, education, and recreation activities are important to have.
- **The five main principles of things important to have in the community are:**
  - Family Safety: A welcoming and safe community for all, including home owners, renters and subsidized renters all present
  - Economic Development: Many different businesses to serve residents' needs: Financial Institutions, Grocery Stores, Locally-Owned Businesses
  - State of the Art School Facilities and Resources for Adult Education
  - Quality Healthcare: Information about healthy lifestyles, pre-natal care and more
  - Parks: Green space, Walking Paths, Bicycle Lanes, and Use of the Sojourner Truth Community Center

- **Eligibility:** Former Lafitte Residents will have the opportunity to return following the approval of their application. Information will also be provided about opportunities for homeownership.
- **Application and Lease:** Community Leaders will have a role in reviewing the application process
- **Former Lafitte Residents will have preference in occupying units on the former Lafitte site:** Residents will occupy the majority of units in the following order
  - Persons with Disabilities
  - Seniors with Disabilities
  - Seniors
  - Single Parents
  - Married Couples with Children
  - Married Couples
  - Single Adults

Daniel Mathieu added: This document has been submitted to Providence and Enterprise; they will discuss what we have presented to them. This is the opportunity for the two groups to come together and discuss what is possible – we don't want to create false expectations. Sarah McMorris from NOLAC has also agreed to work with us so that we have all of the right people involved.

#### **Small Discussion Groups:**

The group then broke out into small discussion to answer the question: "What is important to me?"

#### **Group One:**

- Good Black Business: Circulation of our money among our own people
- Safety: Police Protection, Cameras up and running 24/7
- Well-Lit Community
- Parental Involvement
- More Stores: Wal-Mart, Winn Dixie, Beauticians, a Family Health Clinic

#### **Group Two:**

- Security: Don't want people parking on lawns, higher security in general (and especially during Mardi Gras!)
- Housing for Persons 55 and older: We need to take care of our seniors
- Public Schools and Community Outreach Programs: Have children traveling far distances to school, they shouldn't have to get up at 5:30 am
- More Jobs
- More Parking
- Better Healthcare that is affordable and easy to access

#### **Group Three:**

- Security: Police Patrol, Locks, Screens, Alarms, Cameras, Duplicate Keys
- Youth: More outreach, mentorship; Make them feel comfortable, give them role models and have them set an example
- HUD / HANO Participation: More interim involvement
- New Property Management: Proper Accounting Practices and Resident Involvement

#### **Group Four:**

- Religion: Higher attendance at churches in the vicinity
- Policing: More substations
- After School Programs for Youth: Have adults involved also
- Block Parties: Activities for the entire community
- Job Training: Who is providing it currently?

#### **Group Five:**

- Safety: Greater police presence
- Driveways: More off-site parking
- Nursery and Daycare for Children
- Job Opportunities and Training
- Adult Healthcare
- Tenants with a good rental history
- More green space and parks
- Re-open the pool for the kids

Daniel Mathieu: As we look at these lists, most, if not all, of these items are represented in the Covenant. What will our next steps? What are the other agencies that we might want to get in contact with? The Job 1 program? The Recovery School District?

Interested persons can contact Daniel for a hard copy of the plan. This month's meeting falls on Memorial Day so Ms. Cynthia is organizing to find another date.

### **III. Providence / Enterprise Update**

Tammy Crumpton, Director of Resident Services for Providence, opened the updated by letting people know how excited Providence and Enterprise are when they see residents take ownership of their community. She covered the following key points:

- **Thank you for participating:** The items you listed are very important to us and we want to see it become a reality. There are other things guiding the process – it is not just Providence and Enterprise, there are other stakeholders and other partners. We know that this is a very long process and we commend and thank you for still being part of it. We may not have every answer but we want to keep you engaged.
- **Looking Beyond Lafitte:** Like Daniel mentioned, are there resources we need for a healthy, vibrant community that we must look elsewhere for? What are they?

#### **Response to Small Group Discussion**

Jim Kelly, President of Providence, offered the following comments:

- **Meeting Structure:** We should look at changing our meeting structure to have small discussions at everyone and we can focus on one topic then. For example, we could discuss security, as it was mentioned a lot tonight. What do you want? What would you like to see happen?
- **Updates and Progress on Issues Mentioned:**

- Schools: Daniel and other resident leaders are talking with a lot of folks about schools. What we're hearing: Take down Wheatley and build a new school. We must continue to have a voice because we can't have a community without schools.
- Grocery Stores: I recently met with the people who owned the former Winn Dixie. The man who owns the building isn't a grocer and we're trying to find a grocer who wants to open this store. Nationally, Winn Dixie went from 1200 to 600 and they're not opening more stores. Certain stores don't want to come to this neighborhood and it is important that we organize to get a grocery store back.
- Security: I'd like to go through these issues at the next meeting. Do we want a police sub station or not? Will it make the neighborhood safe or will it give the impression that it is a dangerous place? We know where we could put it, but we're not sure if it is the right decision. Do you want the police next door? Or do you want them in the neighborhood but not next door?

**Jacques Edwards, with IMS Falcon (a consultant to HANO) offered this:** I've had experience with developments in Atlanta, Birmingham, Savannah and others. Out of the 5 or 6 developments I've worked on, we've never put a police substation back in. What has happened is that the management company has made deals and given the Police discount rent. That way, there is a police presence, but not a substation.

Jim Kelly continues:

**Update on Progress at the Lafitte Site:** Providence and Enterprise are trying to accumulate enough properties that we can repair before January to create units of housing. What we'll propose is that those units would become available for residents who are housed in temporary units. We'll have to follow the fair housing regulations but we have 50 apartments identified and we're putting together a plan for repair; we'll hopefully be able to start in August.

## Questions and Discussion

*Responses, where provided, are in italics.*

1. When will the building of new houses be finished? *Phase I will be 568 rental apartments and 250 homes. We will start by doing off-site rehab in August and want to start on-site rehab when the demolition is complete, probably the end of August or the beginning of September. We'll start to build new homes on the old Lafitte site and off-site in October and we'll begin work on the senior building by the end of November.*
2. When can we move in? *The rehab units will start in August and will be finished by January. The new construction off site started in October should be complete within a year, hopefully 9 months. On-site construction will take between 1 and 1.5 years, it must be finished by December 2010.*
3. Who can I appeal to about the tax taken off of my check? HUD and HANO are taxing it – with no consideration or discussion. *Appeal to HANO.*  
*Sarah McMorris: If you think the amount is wrong, come by. This can be very complicated, so if you're not sure, we can have someone double check.*

In closing, Tammy thanked all of the participants and Jim encouraged residents to bring more folks out to future meetings.

## **IV. Adjournment**

**Next Meeting:** Wednesday, June 11, 6 pm

Dinner and Raffle