



## August 2020 Broadmoor Neighborhood Meeting Minutes

**7:00-7:03:** Welcome from BIA Executive Director Sarah Pritchard

**7:04:** Introduction of agenda - Affordable Housing in Broadmoor

**7:05:** Introduction of BIA Treasurer Curtis Doucette and Crescent City Community Land Trust Executive Director Julius Kimbrough

**7:07 - 7:10:** BIA Treasurer Curtis Doucette, updates on housing developments currently underway:

- The BIA operates 11 rental properties of affordable housing in the neighborhood through the Broadmoor Affordable Rentals. For a long time in its history, the organization has been heavily involved in building affordable housing in the neighborhood.
- In addition to the rental portfolio, the Broadmoor Improvement Association owns 7 properties that were purchased from NORA in the aftermath of Hurricane Katrina. 4 are vacant lots and 3 with structures on them
- In 2019, the BIA secured funding and worked with NORA on a plan to redevelop all 7 lots.
  - 2 to be sold at market rate (3119 Jefferson and 3300 Robert)
  - 2 to be sold at 120% area median Income (1916 Lopez and 4218 Prieur)
  - 3 to be developed in partnership with the Crescent City Community land Trust and sold at 80% AMI (3425 Milan, 3201 Louisiana Ave Pkwy, and 3217 Delachaise)

**7:10 - 7:30:** Crescent City Community Land Trust Executive Director Julius Kimbrough discusses the Crescent City Community Land Trust:

- Introduction of the home locations within Broadmoor that will be developed in partnership with Crescent City Community Land Trust
- For two years Crescent City Community Land Trust and the BIA have been planning the development of homes, reviewing home designs already in Broadmoor that fit with the neighborhood.
- There are three lots and two home designs to choose from. A Crescent City Community Land Trust home design will fit with the neighborhood aesthetic.
- The ownership model is unique because of its permanently affordable factor. A Crescent City Community Land Trust home is affordable in an innovative way. The organization uses subsidy dollars we can get from foundations, City Government, State of Louisiana. In this case Crescent City Community Land Trust is investing with Broadmoor and selling market rate homes.

**7:31 - 7:44:** BIA Executive Director Sarah Pritchard asks if anyone has any questions.

- “What is the process for a prospective home buyer?” Answered by Executive Director of Crescent City Community Land Trust Juluis Kimbrough. In the case of the Land Trust properties, we are planning within the next 30 days to come to final agreements with the BIA on what models are going to be developed and where. Then signs will go up to collect names and numbers from people who call with the hope of selling the homes, first come first served. We will ask people to go through a traditional affordable home purchase process, which means you have to complete a first time home buyer training, 620 credit score, have the down payment amount, qualify for proof of purchase. Local banks that are doing community land trust mortgages are Home Bank and Hope Credit Union.
- “For the other properties the BIA has available what will be the process for prospective buyers?” Answered by BIA Treasurer Curtis Doucette. Its traditional home ownership, we will be listing those properties with a broker as soon as they are complete. It will be on the multi listing service, anyone who is interested if

they have an agent already. Their agent can contact our agent or the interested person can contact our agent directly. If a resident is interested, get in touch with our organization to possibly on a first come first serve basis.

- “Whether the Land Trust homes open the possibility for buyers with lower credit scores? How do people qualify for these homes?” Answered by Executive Director of Crescent City Community Land Trust Julius Kimbrough. The minimum credit score is 620, it could vary per bank depending on what they are looking for.
- “As we are bringing in Land Trust Properties to our neighborhood, will the BIA act as a regulating agency, asserting any kinds of fines, in order to maintain our aesthetic?” Answered by BIA Treasurer Curtis Doucette. No, through our partnership with Crescent City Community Land Trust, we are confident that these homes will be up to the standards that we see in our neighborhood as Julius mentioned in his presentation. The designs that we are looking at are based on developed designs that have already happened in Broadmoor. The homes will be inline with the overall aesthetic of our neighborhood. In terms of the home owners, the BIA is excited about the way the Crescent City Community Land Trust works intensely with homeowners. That helps to bring a sense of community and accountability to the homeowners. There are expectations of buyers built into the lease. CCCLT has a full time employee who engages with the community helping in a number of ways for the Crescent City Community Land Trust Family of renters and homeowners. They also do outsourcing and referrals but they are a reference point and a partner both for the homeowners or renters and the communities in which they reside. Any expectations from the Broadmoor Community, City of New Orleans expectations would also apply to Land Trust Homebuyers whether it is maintenance or quality of life concerns.

**7:44 - 7:45:** BIA Executive Director Sarah Prichard thanks Julius Kimbrough and Curtis Doucette for giving the first announcement of the BIA and Crescent City Community Land Trust Partnership.

- The BIA will keep residents posted as developments are made so that the

community is the first to know about the affordable homeownership opportunities in Broadmoor. Especially the homes that will be available at affordable rates, we want to make sure that the opportunity to purchase these homes goes first to residents who are already living in Broadmoor and are apart of the fabric of our community

**7:45 - 7:56:** Announcements from the BIA:

- Saturday September 19, 2020 from 10am - 1pm will be a day of service in partnership with Xavier University. The BIA will be hosting students from Xavier for their service day. Volunteers are needed to clean catch basins, work on the Broadmoor Food Forest which the BIA is in partnership to revitalize to create a community garden in our neighborhood. It will increase the availability of fresh produce at the Broadmoor Food Pantry. This service day will also result in another accessible greenspace for residents to enjoy. An official announcement will be made on our social media, the BIA website, in the next email newsletter. There will be opportunities to sign up to volunteer on that day.
- The BIA has adopted a mass texting app that helps us communicate with residents. With the option to opt-in to periodic updates via text messaging from the BIA. Welcome, the BIA is so glad to have you a part of the neighborhood network of care. If you have not received a text message from the BIA and are interested in periodic texts in regards to BIA resources, updates about events like the neighborhood meeting or other events that we are hosting throughout the neighborhood. Email [communications@broadmoorimprovement.com](mailto:communications@broadmoorimprovement.com) to be added to our list of contacts.
- BIA Update on the Racial Justice Summit: Led by Bethanie Mangigian featured many Broadmoor Residents in conversation about the need to foster racial justice in our neighborhood. The BIA will host monthly conversations that are follow ups to the initial Racial Justice Summit in July. Each monthly conversation will be themed around a different issue that is intersectional with racial justice. The BIA is looking to residents to decide what topic would interest them going

forward. Fill out the [Google Form](#) to give feedback on the issues you would like to address in the monthly forums and conversations on racial justice. The BIA will take the feedback and recruit some experts in each field to come and speak about the issues chosen. At the end of the series we are hoping we will come together as a neighborhood to think about what our action items are on issues addressed. Conversations will be held over zoom.

- Voter Registration: The BIA is hosting Voter Registration until the October deadline at the Broadmoor Food Pantry located in the Broadmoor Community Church (2021 S Dupre) on Mondays 10 am - 12 pm and Wednesday 1 pm - 3 pm. There is also an emergency food pantry for residents in need of emergency food assistance. The BIA will be hosting volunteers to help residents register to vote. Email [natori@broadmoorimprovement.com](mailto:natori@broadmoorimprovement.com) to become a volunteer at the voter registration booth.
- The BIA's September neighborhood meeting will be on Monday September 21, 2020 at 7 p.m. The meeting may be hosted in person or via zoom. Announcements will be made about the meetings location in the near future.
- Resident asks BIA voter registration question - "Are registered voters allowed to update their address?" BIA Executive Director answers. Yes, We can also do that at the Voter's registration table at the food pantry Mondays 10 am - 12 pm and Wednesday 1 pm - 3 pm.
- Guests are thanked for attending the meeting.
- A Reminder is issued about the next meeting will be Monday September 21, 2020 at 7 p.m.