



## **Friends, Allies and Supporters:**

**The time has come** when your action could mean the difference between justice and injustice, home for the holidays or homeless in the cold. **In the next few days** over 100 families are facing eviction from their affordable apartments at the Woodlands. **Right now** your support, and your action, could provide the impetus they need to win their fight.

As you may know, Common Ground has been managing the Woodlands apartment complex for the past five months, with the intent to purchase the property to create cooperative housing, small business cooperatives, social programs and human services offices, all while keeping the lowest rents in the city. During this time CG rehabilitated over 100 units, and formalized rental relationships with signed leases. Through a series of bad faith dealings the former owner, Anthony Reginelli, sold the property to the Johnson Property Group, LLC. Now both are working together to evict the tenants just in time for the holidays.

The tenants are organized and ready to fight. They are planning a host of strategies, from press conferences to direct actions, from formal mediation to court cases. But they need your voice. **They need your faxes, calls emails in support, calling for the new owners to do the right thing and work with the tenants to find a mutually beneficial solution.**

The next pages contain sample letters detailing the tenants needs and demands, and following those is a contact list. There are two versions of the letter, one for the Johnson Property Group, LLC itself, and another for their business associates. Feel free to use the sample letter, or create your own based on it. If you have business or organization letterhead, that may add extra weight. The crucial aspect is that the residents need your assistance **RIGHT NOW.**

This can be an extremely effective public pressure campaign, because the new owners have a very good name in human services in Baton Rouge and throughout Louisiana. The Managing Manager for the Group is Soundra Temple-Johnson, who, along with Collis Temple, Jr. and family, own and operate Louisiana Health and Rehabilitation Options as well as the Harmony Center, Inc., both of which offer extensive social services for those in need. **They have a conscience, at least a public one, which can be effectively prodded by your letters, and by the opinions of their business associates.**

Please take a little time out of your Thanksgiving preparations to send or hand deliver these letters to as many of the contacts as possible. Because of the holiday we must act right now to be effective. If you live near one of these locations, hand-deliver the letter. If you are able, mount a small (or large!) demonstration at their address, as the tenants will be doing in Baton Rouge and New Orleans.

You will hear more from us, as we hold press conferences and demonstrations, and we will keep you updated with our progress. We'd also love to hear from you about your involvement at:

[nolaevictiondefense@gmail.com](mailto:nolaevictiondefense@gmail.com)

You could cc: us when you email out the letter, and send us a note about faxes, hand-deliveries and demonstrations – or any other great ideas you put into action!

**Please act now, before Thanksgiving, so the one hundred families and children of the Woodlands can have something to be thankful for this holiday season.**

# SOUNDRA JOHNSON-TEMPLE AND COLLIS TEMPLE, JR.

## **WE RESPECTFULLY URGE THAT YOUR COMPANY, THE JOHNSON PROPERTIES GROUP, LLC UNDERTAKE THE FOLLOWING STEPS AT THE WOODLANDS APARTMENT COMPLEX IN NEW ORLEANS, LA**

We strongly urge that the Johnson Properties Group, new owners of the 13.2-acre Woodlands Apartments complex at 3010 Sandra Drive in New Orleans, LA, undertake the following steps. These steps accord with both programs begun by the Common Ground Collective on the property since June 2006 and with programs and institutions begun or overseen by the esteemed Temple and Johnson families of Baton Rouge, LA over the past 30 years.

**1. Meet** a gathering of current residents of the Woodlands Apartment complex on the property before Tuesday, November 28, the date on which said residents are to face eviction from more than 100 units at the Woodlands due to proceedings executed on behalf of the Johnson Properties Group from November 1, 2006 onward (one day after an Act of Sale to the Johnson Properties Group was completed).

**2. Maintain** employment of low-income residents of the Woodlands or the nearby community at a level equal to that provided by Common Ground Collective. Forty-one such residents were employed in improving the Woodlands, seventeen of them ex-offenders and an additional eighteen of them recipients of Section 8 vouchers, over a single pay-period in August 2006.

**3. Maintain** the educational (Kids and Community), nutritional (free breakfast) and recreational (Community Unity) programs begun by Common Ground for current residents.

**4. Offer** stable housing to current residents whether renovation or demolition is chosen for the complex's majority of 31 named Buildings. In the case of renovation, residents would be guaranteed the right to remain on the property, shifting from building to building as necessary among the more than 200 now-habitable apartments on the property. In the case of demolition, residents would be guaranteed off-property housing comparable and acceptable to them and would be guaranteed right of return to the Woodlands at rents identical to those on their current leases.

**5. Enable** a Tenants' Council, elected by residents to have a substantive voice in determining use of the property. One of the Council's charges would be pursuit of ownership of apartments or blocks of apartments on the property.

We feel that the above steps can bring material and social success to the Woodlands and surrounding community. By taking them the Johnson Properties Group will further a great, ameliorative endeavor begun by Common Ground over the past six months. And by taking them the Johnson Properties Group will help to turn a long-deprived community toward a better future.

Sincerely,

Supporters of the Woodlands Residents and Common Ground Collective

**YOUR BUSINESS ASSOCIATES,**  
**Soundra Johnson Temple and Collis Temple, Jr.,**  
**owners and operators of Louisiana Health and Rehabilitation and the**  
**Harmony Center, Inc.** are also the owners of the Johnson Properties Group, LLC. They have just purchased an apartment complex, and are threatening to evict over one hundred lease-holding families during this holiday season. Please read the tenants requests, and then contact the Temple's and urge them to **DO THE RIGHT THING - WORK WITH THE FAMILIES SO NO ONE IS HOMELESS FOR THE HOLIDAYS!**

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Supporters of the Woodlands Residents and Common Ground Collective

# **Tell the Johnson / Temple's to DO THE RIGHT THING – KEEP THE TENANTS HOME!**

## **Soundra Johnson-Temple,**

**Managing Manager, Johnson Property Group, LLC , Chief Executive Officer, LA Health and Rehabilitation, Secretary & Treasurer, Harmony Center, Inc**  
[soundrajt@aol.com](mailto:soundrajt@aol.com) Home ph (225) 753-4745 13719 Bayswater Dr, Baton Rouge, LA 70810

## **Collis Temple, Jr.**

Co-Owner, LA Health and Rehabilitation, Chief Executive Officer, Harmony Center, Inc  
**Home 2614 Dalrymple Dr Baton Rouge, Louisiana 70808-2038**  
ph (225) 343-7997 ph (225) 387-5359

## **LA Health and Rehabilitation**

Fax (225) 231-2775/2857 [info@lahealthandrehab.org](mailto:info@lahealthandrehab.org) Ph (225) 231-2490 / 343-3438

## **Harmony Center**

fax 225-336-5432 ph 225-383-9139 Headquarters 2736 Florida Blvd., Baton Rouge

## **Louisiana Health and Rehab Center, Inc. receives grants and/or contract funding from the following agencies:**

**Capital Area Human Services** Fx: (225) 925-1966 Ph: (225) 925-1910

**LA Department of Health and Hospitals** Fx 225.342.8823 [rnewton@dhh.la.gov](mailto:rnewton@dhh.la.gov) Ph 225.342.9500

**LA Department of Social Services** Fx: (225) 342-8636 Ph: (225) 342-0286

## **LA Department of Education**

Division Director – (Grants) Beth Scioneaux, [Beth.Scioneaux@la.gov](mailto:Beth.Scioneaux@la.gov) fax 225-342-1256 ph 225-342-4989

## **AFFILIATES AND CONNECTED ORGANIZATIONS**

### **Louisiana State University - E. J. OURSO COLLEGE OF BUSINESS**

*Robert T. Sumichrast, Dean* Fax: (225) 578-5256 E-Mail: [rsumichr@lsu.edu](mailto:rsumichr@lsu.edu) Phone: (225) 578-5297

### **BREC (Parks and Recreation, East Baton Rouge)**

FAX - (225) 273-6404 PH. 225.272.9200 [info@brec.org](mailto:info@brec.org)

### **Henchy, Verbois & Foil - Attorneys for Temple/Johnson interests**

7904 Wrenwood Boulevard, Suite C, Baton Rouge, LA 70809

Fax: 225-923-1234 ph (800) 960-4545

### **R. BROWN & COMPANY, APC CERTIFIED PUBLIC ACCOUNTANTS –for Temple/Johnson**

12046 Justice Avenue, Suite B. Richard E. Brown, C.P.A., Baton Rouge, LA 70816

Fax:(225)296-5201 E-Mail: [REBROWN@RBROWNCPA.COM](mailto:REBROWN@RBROWNCPA.COM) ph (225) 296-5200

### **Regions Bank –**

fax: 1-800-263-8327 Regions Customer Service Center: 1-800-734-4667

### **Wells Fargo -**

**South Region** Greg Hasty fax 214.777.4086 [greg.hasty@wellsfargo.com](mailto:greg.hasty@wellsfargo.com) ph214.740.1548

**They also use Chase and Citibank. Feel free to drop a letter by at your local branch!**