

HOPE VI PROGRAM

Magnolia Gardens
Beaumont Housing Authority

Community Meeting

Meeting #1

May 10, 2006
2:30 PM

AGENDA

- I. Welcome and Introductions
Robert Reyna, BHA Executive Director
- II. Overview of HOPE VI Planning Process
Scott Jepsen, Abt Associates
 - Purpose of Community Meetings
 - Planning Process and Schedule
 - Strategic and Physical Planning
 - Community and Supportive Services
- III. Preliminary Review of Magnolia Gardens/Fairgrounds
Neighborhood
Robert Reyna, BHA Executive Director
 - Site and Building Conditions
 - Demolition and Relocation Requirements
- IV. Questions and Answers
Abt Associates/BHA
 - Questions Regarding the Presentations
 - Next Steps

Overview of the HOPE VI Program

History of the Program

- 1989 Congress authorizes establishment of National Commission on Severely Distressed Public Housing (NCSDPH)
- NCSDPH assesses problems of distressed housing + prepares National Action Plan
- 1993 first Appropriations Act (80% 'brick and mortar'; 20% supportive services)
- Major HUD initiative with no implementing regulations
- Emphasis on local decision-making, neighborhood revitalization, and homeownership
- To date, more than \$5.7 billion appropriated (235 grants to 122 PHAs in 36 states)

Key Objectives

- Improve the living environment for residents of severely distressed public housing
- Revitalize public housing sites and contribute to improving the surrounding community
- Decrease the concentration of very low-income families
- Establish support services to help residents attain self-sufficiency; build sustainable communities

HOPE VI 'Themes'

- 1993 – Major rehabilitation and extensive on-site services
- 1994 – HOPE VI Plus/mixed-finance
- 1995 – Campus of Learners
- 1996 – New Urbanism/neighborhood reinvestment
- 1997 – Welfare-to-Work
- 1998 – Partnerships/leveraging
 - FY 1993 – Each HOPE VI dollar leverages \$0.31 of other funds*
 - FY 1998 – Each HOPE VI dollar leverages \$2.28 of other funds*
- 1999- Partnerships/leveraging and results-oriented self-sufficiency programs
- 2000- Leveraging, case management, and evaluation of results
- 2001- Leveraging, case management and coordination with cities
- 2002- Leveraging, readiness to proceed
- 2003- Results-oriented and need-based CSS program, feasible project schedule
- 2006

HOPE VI Emphasis in 2006

- Capacity of partners (deduction for previous HOPE VI grantees that are not on agreed upon development schedule)
- Maximize leveraging of HOPE VI dollars
- Create mixed-income communities (35% public housing)
- Project readiness (developer selected, site vacated & demolished, zoning in place)
- Create coordinated case management system for all residents of the HOPE VI site that is ready to proceed upon grant award

Highlights of 2006 HOPE VI Requirements

Severe Distress

Targeted development must be severely distressed

- Requires major redesign, reconstruction, or redevelopment, or partial or total demolition for the following reasons:
 - Serious deficiencies in original design including inappropriately high population density, indefensible space, and isolation
 - Physical deterioration or obsolescence of major systems
 - Deficiencies in the structural composition of the buildings
 - Presence of serious environmental hazards (asbestos, lead based paint, mold)
- Significantly contributes to the physical decline of and disinvestment in the surrounding neighborhood
- Occupied predominantly by very low-income families who are unemployed and dependent on public assistance
- Experiences high rates of vandalism and criminal activity
- Costs more to revitalize the development than to demolish the site and relocate current residents into private housing with a Housing Choice Voucher

Appropriateness

- Proposed redevelopment activities must be appropriate in the context of the local housing market

Resident and Local Participation

- Must hold three (3) public meetings with residents and the broader community that cover the following topics:
 - HOPE VI planning and implementation process
 - Proposed physical plan
 - Extent of demolition
 - Planned community and supportive services activities
 - Other proposed revitalization activities
 - Relocation
 - Reoccupancy plans and policies
 - Section 3 and employment opportunities
- Must conduct a training session for residents of the current development that addresses issues they are concerned with

2006 HOPE VI Application Overview

Capacity - 23 points

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| ➤ Capacity of Developer & Other Team Members | 5 |
| ➤ Development Capacity of PHA | 5 |
| ➤ Capacity of Existing HOPE VI Grantees | (5) |
| ➤ CSS Program Capacity/ Property Management Capacity | 3/3 |
| ➤ PHA Plan | 1 |
| ➤ PHAS/SEMAP Performance | 4 |
| ➤ Regular Maintenance | 2 |

Need - 20 points

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| ➤ Severe Distress | 10 |
| ➤ Impact on Surrounding Neighborhood | 3 |
| ➤ Obligation of PHA Capital Funds | 4 |
| ➤ Need for Affordable Housing | 3 |

Match and Leveraging - 16 points

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|---|---|
| ➤ Development Leveraging | 7 |
| ➤ CSS Leveraging | 5 |
| ➤ Anticipatory Resources (spent in anticipation of grant) | 2 |
| ➤ Collateral Investment | 2 |

Resident and Community Involvement - 3 points

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| ➤ Resident and Community Involvement | 3 |
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Community and Supportive Services (CSS) - 12 points

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| ➤ Case Management | 2 |
| ➤ Needs Assessment and Results | 3 |
| ➤ Transition to Housing Self-Sufficiency | 5 |
| ➤ Quality and Results Orientation in CSS Program | 2 |

Relocation - 5 points

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| ➤ Relocation (all residents relocated and tracked) | 5 |
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Fair Housing and Equal Opportunity - 6 points

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| ➤ Accessibility/Universal Design | 2/1 |
| ➤ Fair Housing/ Economic Opportunities for Low Income Persons | 1/2 |

Well-Functioning Communities - 8 points

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| ➤ On-Site Housing/ Off-Site Housing | 3/1 |
| ➤ Homeownership Housing | 4 |

Overall Quality of Plan - 30 points

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| ➤ Quality and Consistency | 2 |
| ➤ Appropriateness and Feasibility | 5 |
| ➤ Neighborhood Impact and Sustainability | 5 |
| ➤ Project Readiness/ Project Schedule | 7/5 |
| ➤ Design/Energy Start Use | 4 |
| ➤ Evaluation | 2 |
| ➤ Incentive Criteria on Regulatory Barriers | 2 |

Leveraging and Partnership Opportunities

Physical and CSS Program Leveraging

- Firm commitment of funds – to receive points, PHA must provide commitment document (LIHTC reservation letter required for all phases)
- Maximum 7 points received when Development Leveraging equals or exceeds \$1 HOPE VI to \$3 other development resources
- Maximum 5 points received when CSS Leveraging equals or exceeds \$1 HOPE VI to \$2 other CSS funding and in-kind commitments

Anticipatory Resources

- Activities that have already taken place in anticipation of the HOPE VI grant (e.g. demolition, infrastructure improvements, schools, libraries)
- Maximum 2 points received when leveraging equals or exceeds \$1 HOPE VI to \$0.10 anticipatory resources

Collateral Investment

- Redevelopment activities underway or projected to be completed on or before October 2010 (e.g. schools, libraries, subway or light rail stations, improved roads) which will enhance the new HOPE VI community but will occur whether or not the site is revitalized
- Economic or other development activities that would have occurred with or without HOPE VI funding
- Maximum 2 points received when leveraging equals or exceeds \$1 HOPE VI to \$1 collateral investment resources

Partnership Opportunities

- Public, private, and non-profit entities
- State and local Housing Finance Agencies
- Local governments (e.g. commitment of funds for the physical development cost of schools, libraries, economic development and/or commercial facilities that would not otherwise be planned)
- City housing and/or redevelopment agency (e.g. CDBG funds for public infrastructure work and/or HOME Funds)
- Foundations
- Financial institutions, banks, or insurers

Community and Supportive Services (CSS)

Key Objectives

- Develop a Community and Supportive Services (CSS) Plan that meets the needs of former and future residents of the site, promotes self-sufficiency and independence, and enhances their quality of life; CSS Plan must be developed in response to a rigorous Needs Assessment.
- Forge broad-based partnerships with local partners to leverage resources in support of the HOPE VI CSS program.

CSS Process

- Determine resident needs and identify gaps in service
 - Existing demographic information on former residents
 - Resident Survey
 - Focus Groups
 - Information collected from local service providers
- Identify existing community assets
- Identify and secure commitments from partners that will work with PHA to meet the needs of residents
- Design CSS Program with input from key local stakeholders and former residents

CSS Program Elements

- Comprehensive case management that will begin immediately upon grant award
- Targeted services for each segment of the population – elderly, adults and children
- Services may include employment training, adult education, computer literacy, homeownership counseling, health services, childcare and after school programs
- Neighborhood Network Center

CSS Advisory Committee Activities

- Provide input on the resident/community needs, services available, partnering options, program structure
- Ensure program is coordinated with Welfare to Work
- Assist in developing Goals and Objectives of the Program
- Provide sources of leveraged funds
- Review CSS Plan before submission to HUD