

HOPE VI PROGRAM

Magnolia Gardens
Beaumont Housing Authority

Community Meeting

Meeting #3

June 6, 2006
7:00 PM

AGENDA

- I. Welcome and Introductions
Robert Reyna, BHA Executive Director
- II. HOPE VI Program/Planning Process
Scott Jepsen, Abt Associates
 - HOPE VI Objectives
 - HOPE VI planning process
 - Progress to date
 - Number and tenure of units
 - Building typologies
 - Facilities and amenities
 - Accessibility
- III. Design
John Cahill, KAI
 - Proposed site layouts for Magnolia Gardens and Fairgrounds
 - Elevations
- IV. Questions and Answers
Abt/BHA/KAI
 - Questions
 - Next Steps

HOPE VI Program Objectives

- Changing the physical shape of public housing to create homes that complement the surrounding neighborhoods and are attractive and marketable to the people they are intended to serve, meeting contemporary standards of modes comfort and livability.
- Establishing positive incentives for resident self-sufficiency and comprehensive services that empower residents. Programs should be outcome-based, directed at residents moving up and out of public housing.
- Enforcing tough expectations through strict occupancy and eviction rules, such as the “One Strike and You’re Out” policy.
- Lessening concentrations of poverty by placing public housing in non-poverty neighborhoods, or by promoting mixed-income communities where public housing once stood alone.
- Forging partnerships with other agencies, local governments, nonprofit organizations, and private businesses to leverage support and resources, whether financial or in-kind.
- Promote homeownership for households with a range of incomes to achieve social and economic empowerment of residents and as broad an income mix as possible.

Magnolia Gardens HOPE VI Program Mix

Overview

- Number and types of units and their affordability levels are dependent upon the availability and source of funds
- HOPE VI funds can ONLY be used to develop public housing rental units or affordable homeownership units that are sold to public housing eligible families
- Income eligibility levels are based upon the Area Median Income (AMI) published annually by HUD – \$49,100 for a family of four in Beaumont/Pt. Arthur in 2005

Preliminary (DRAFT) Program

* Income levels are shown for a family of four

Phase I – Fairgrounds Site

Garden/Townhouse Apartments (150 rental units)

Single Family (78 homeownership units)

Type	Number of Units Proposed	Percentage of Mix	Income Level Served	Projected Rent or Sales Price	Sample Funding Sources
Public Housing Rental	75	30%	\$0 - \$29,460 (0% - 60% AMI)	1 BR - \$206/month 2 BR - \$206/month 3 BR - \$206/month	HOPE VI, City
Market Rental	75	30%	Unrestricted	1 BR - \$674/month 2 BR - \$799/month 3 BR - \$917/month	Private Debt, City
Affordable Homeownership	35	XX%	\$29,460- \$39,280 (60% - 80% AMI)	\$72,000 - \$107,000	HOPE VI, Downpayment, Mortgage, City
Market Rate Homeownership	43	XX%	Unrestricted	\$150,624	Downpayment, Mortgage, City

Phase II – Magnolia Gardens

Garden/Townhouse Apartments (150 rental units)

Type	Number of Units Proposed	Percentage of Mix	Income Level Served	Projected Rent or Sales Price	Sample Funding Sources
Public Housing Rental	75	50%	\$0 - \$29,460 (0% - 50% AMI)	1 BR - \$206/month 2 BR - \$206/month 3 BR - \$206/month	HOPE VI, 9% LIHTC, City
Market Rental	75	50%	Unrestricted	1 BR - \$674/month 2 BR - \$799/month 3 BR - \$917/month	Private Debt, City

Total Phases I & II = 400 units