

HOPE VI PROGRAM

Magnolia Gardens
Beaumont Housing Authority

Resident Meeting

Meeting #2

May 25, 2006
6:00 PM

AGENDA

- I. Welcome and Update of HOPE VI Program/Planning Process
Robert Reyna, BHA Executive Director
 - HOPE VI Planning Schedule
 - Program Mix

- II. Community and Supportive Services/Findings of Resident Survey
Melissa Vandawalker, Abt Associates
 - Program objectives/service areas
 - Needed services/Opportunities
 - Opportunities
 - Relocation preferences

- III. Relocation
Segun Obasanjo, Abt Associates
 - BHA's commitment to residents
 - Relocation options

- IV. Property Management
Segun Obasanjo, Abt Associates
 - Management Plan elements
 - Re-occupancy criteria options

- V. Design
John Cahill, KAI
 - Proposed site plan

- VI. Questions and Answers
Abt/BHA/KAI
 - Questions
 - Next resident meetings: Thursday, June 8th at 6:00 PM
Wednesday, June 27th at 6:00 PM

PROGRAM MIX

RESIDENT SURVEY RESULTS

Survey Process

As part of the 2006 HOPE VI planning process, the Housing Authority of the City of Beaumont (BHA) and Abt Associates, Inc., developed and administered a survey of Magnolia Gardens residents in May. Representatives from BHA conducted the survey in person; 76% of all households completed the survey.

Who are the residents of Magnolia Gardens?

- There are 62 households living at Magnolia Gardens, with a mixture of both long-time and relatively new residents: 15% of households have lived at Magnolia Gardens for less than 2 years, while 56% have lived at Magnolia Gardens for between 2 and 5 years; 30% have lived at Magnolia Gardens for more than five years.
- Magnolia Gardens has a large population of children and youth: approximately 51% of the Magnolia Gardens residents are 18 or under while only 4% of the population is 65 or over.
- Approximately 53% of households are composed of single parents with children.

What types of social services do Magnolia Gardens residents use and need?

- Approximately 26% of households use the Food Bank and 11% take advantage of job training programs.
- GED/Adult Education, job training, computer training, homeownership counseling, and youth programs are the most important services to have at Magnolia Gardens.
- The main health needs of Magnolia Gardens residents are primary health care (47%), dental (38%), health screening (23%), and services for stress, anxiety, and depression (23%). 55% of residents do not currently have health insurance.
- 21% of households indicate that Magnolia Gardens residents are unaware of the services that are currently available to them; 21% state that lack of transportation is a barrier to accessing services.

What are the education and employment needs of residents?

- The majority of residents (76%) have a high school diploma or GED; 15% have attended college.
- The survey reports that 30% of adults are employed either full-time or part-time. 50% of those employed are full-time, 50% are employed part-time.
- The industries that employ the most residents are construction, healthcare, hotels and restaurants.
- Residents indicated the following issues that make it difficult to work or find a better paying job: have young children, need for child care, lack of transportation, have health problems.
- The types of job training or career advancement skills that residents would most like to see are computer training (74%), GED classes (54%), vocational training (47%), and financial literacy classes (32%).

What are the characteristics of Magnolia Gardens youth?

- 70% of households have children in the household.
- 12% of households currently have their children in daycare; 21% of households with children state they need a daycare program.
- More than half (55%) of Magnolia Gardens children go to school in their neighborhood; 42% of children are bussed to other neighborhoods in Beaumont.
- The types of activities that residents are most interested in seeing for Magnolia Gardens youth are drug prevention programs (62%), after school programs (51%), performing arts programs (43%), and job training programs (43%).

What are the relocation preferences of Magnolia Gardens residents?

- 21% of households responded that they needed more information before stating a relocation preference. Of those who could state a preference, 49% were interested in Section 8 and 30% were interested in moving to another housing authority development.
- Approximately 62% of the households are interested in homeownership during the next five years. Of the households interested in homeownership, 52% of households indicated that they would like to purchase a home on the revitalized Magnolia Gardens site; 45% of households would like to purchase a home in another Beaumont neighborhood.
- 49% of households would like to return to the revitalized Magnolia Gardens.

What are the design and development characteristics that are important to residents?

- 64% of households would like to see improvement in the security of Magnolia Gardens.
- 51% of households site poor management and maintenance at the current development; 49% of households state that the units and buildings are in need of major repair.
- 43% of households would like to see better screening of residents.
- More than half of households would like to have private back yards and/or private front yards; 51% of households would like to see play grounds for children.
- 41% of households would like to see a computer center onsite; 36% would like to see job training at the new development.
- More than a third would like to see a gym or basketball court.
- Businesses that are in most need in the community are a drug store (60%), doctor's office/clinic (47%), laundromat/dry cleaners (47%), and a grocery store (43%).

MAGNOLIA GARDENS RELOCATION

Guiding Principles for Relocation

All Magnolia Gardens households must be relocated in accordance with the Uniform Relocation Act and HOPE VI relocation guidelines. Recommended guiding principles for relocation include:

- treat eligible households fairly and equitably;
- minimize disruption to households over time;
- provide residents with their preferred relocation option, to the extent feasible; and
- minimize costs to the relocation program.

All relocated residents will be provided relocation counseling, a comparable housing unit (that does not cost more to rent than what the resident is currently paying), and reasonable moving costs.

Eligibility for Relocation Assistance

All residents who live at Magnolia Gardens as of the date of the HOPE VI application submission (July 10, 2006) and remain at Magnolia Gardens as of the date HUD approves the HART HOPE VI Revitalization Plan (“Initiation of Negotiations” date) must be provided “permanent displacement” relocation benefits. These persons are referred to as original or eligible residents.

Available Housing Resources for Relocation

The relocation resources available to Magnolia Gardens residents include:

1. Section 8 (Housing Choice) voucher
2. Public housing unit at another BHA development
3. For-sale home in Beaumont (assistance with down payment)

Moving Costs

There are three options for paying moving costs:

1. reimburse resident for actual, reasonable moving expenses,
2. pay the fixed moving and dislocation allowance (per DOT tables: \$700 for 3 rooms; \$850 for 4 rooms; \$1000 for 5 rooms; \$850 for 6 rooms), or
3. BHA can undertake the move itself at no cost to the family being displaced (through force account or contracted movers) and provide each household with a \$50 dislocation fee.

Regardless of the method of the move, BHA also directly pays for or reimburses residents for utility disconnect and reconnect expenses.

DRAFT OCCUPANCY REQUIREMENTS

Preliminary criteria for occupancy of the revitalized public housing units:

- **Preference for returning residents.** Those who live at the development as of July 10, 2006 will have first priority to move into new units.
- **Site-based waiting list.** BHA and the property manager will establish a waiting list for BHA units at the HOPE VI developments. Those wishing to obtain a unit must apply to be placed on the site-based waiting list separately from the community-wide waiting list used by BHA for its **other developments.**
- **Background screening.** BHA or its property manager will conduct a thorough screening of applicants and appropriate household members before approving them for a unit. BHA and the property manager will want good tenants. They will try to ensure that applicants do not have issues or behave in ways that have adverse effects on other tenants or the property. As part of the screening, they will examine the household for:
 - History of meeting financial obligations, especially rent;
 - History of living at peace with neighbors;
 - House keeping habits – the tenant’s housekeeping practice must not interfere with the health, safety, sanitary environment and welfare of self, families and/or others. Screening may include a home visit;
 - Record of evictions from previous housing, especially publicly assisted housing such as Section 8 and public housing;
 - Record of destruction of property;
 - Record of criminal activity, including drug-related activity, physical violence to persons or property, pattern of alcohol abuse, and other acts that could adversely affect the safety, health or welfare of residents.
- **Participation in CSS.** BHA may establish a requirement that the leaseholder and other household adults participate in social services programs, with exemptions for the elderly, disabled and parents with young children.
- **Self-sufficiency.** BHA may establish a requirement that the leaseholder and other adult household members work towards self-sufficiency while living in a HOPE VI unit. This may include a requirement that the affected residents must be working, in school-full time for a limited time period, or in job training for a limited period. The elderly, disabled, and care givers to the young or disabled will be exempt from the self-sufficiency requirement.
- **Time limit for residency.** BHA may establish a time limit for residency in a HOPE VI unit. For example, families may be required to move to an unassisted housing unit after a maximum of five years in a HOPE VI unit.
- **Community Service.** The existing federal requirement of 8 hours of community service per month will still be in place.

