



Community Development Authority HOPE VI 2010

Program Outline
Truax Park/Wright-Anderson/Webb-Rethke
March 31, 2010

1

HOPE VI . . . What is HOPE VI?

- Competitive grant program targeted for redevelopment of distressed public housing.
- Maximum grant is \$22 million.
- Must be leveraged/matched by other resources.
- Highly competitive program.

2

HOPE VI . . . What is HOPE VI?

HOPE VI grants resources from the U.S. Department of Housing and Urban Development (HUD) for community revitalization:

- "Improve the living environment for public housing residents of severely distressed public housing projects . . ."
- "Revitalize sites on which such public housing projects are located and contribute to the improvement of the surrounding neighborhood."
- "Provide Housing that will decrease the concentration of very low-income families; and
- "Build sustainable communities."

3

2010 HOPE VI Funding (Using 2009 HOPE VI as Guide)

- Revitalization limitation per application is \$22 million; one application per agency.
- Application deadline not identified yet.
- 2010 HUD Budget for HOPE VI is \$200 million. Likely less than 10 grants to be awarded out of 2010 round.
 - \$65 million reserved for Choice Neighborhoods Initiative (CNI).

4

Eligible Activities

- Community and supportive services for residents
- Relocation of residents
- Demolition
- Rehabilitation; redesign, or reconfiguration
- New construction of replacement housing
- Acquisition of rental replacement units
- New community facilities
- Homeownership replacement units
- PHA management improvements and administration

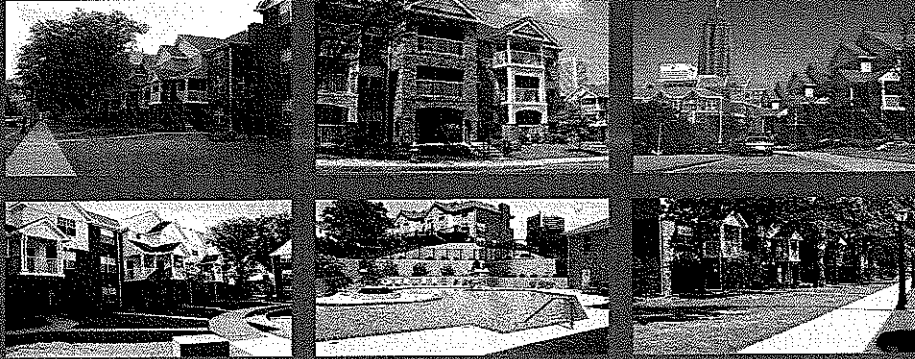
5

Why HOPE VI?

- Replacement of existing severely distressed public housing development with new housing available to families at a mix of income levels, including new public housing.
- To create a *mixed-income community* where diversity is an asset, opportunities are bountiful, and self-sufficiency is attainable.

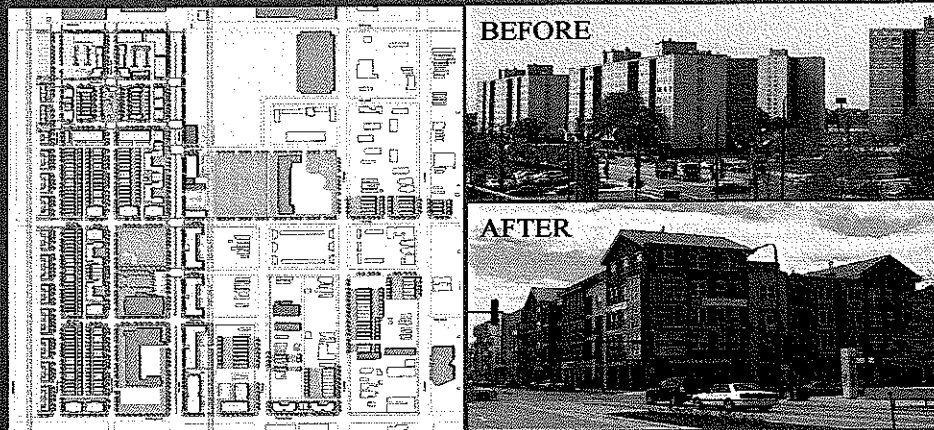
6

Centennial Place - Atlanta



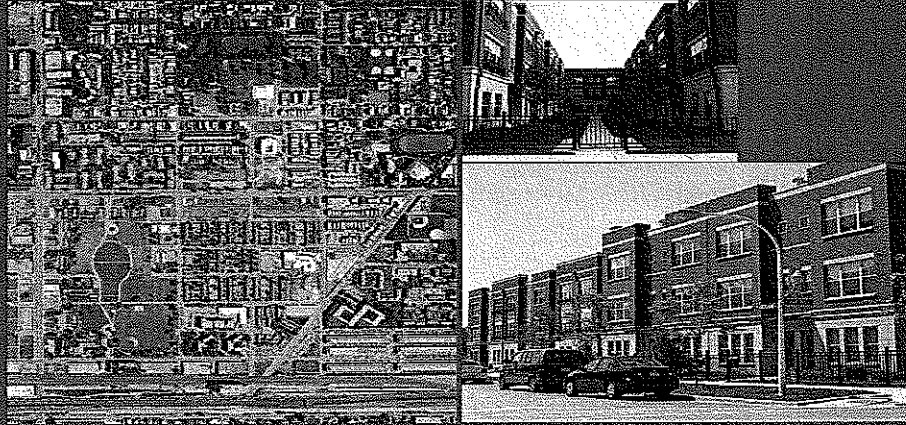
7

Stateway Gardens/Park Boulevard - Chicago, Illinois

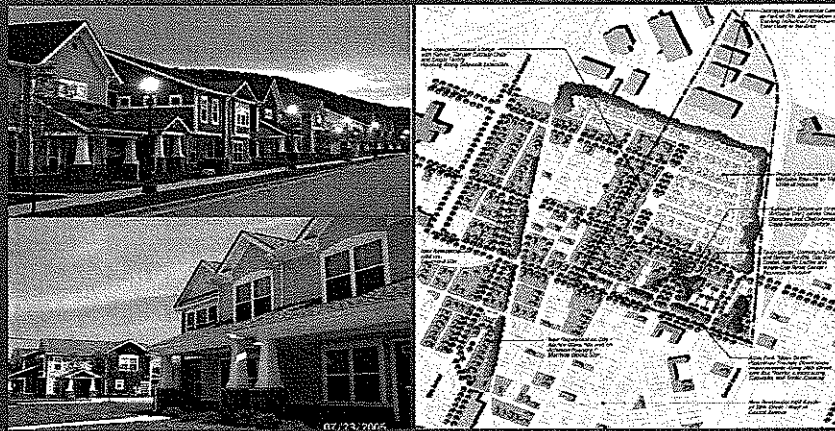


8

Roosevelt Square – Chicago, IL



McCallie Apartments – Chattanooga, TN



Other HOPE VI Examples

**Arbor Oaks –
Winston Salem, NC**



**Celia Saxton Apartments –
Columbia, SC**



11



Harbor View – Duluth, MN

**Catoctin Ridge –
Frederick, MD**



Salem Crossing, Dayton, OH

12

Why Truax Park/Wright-Anderson/Webb-Rethke?

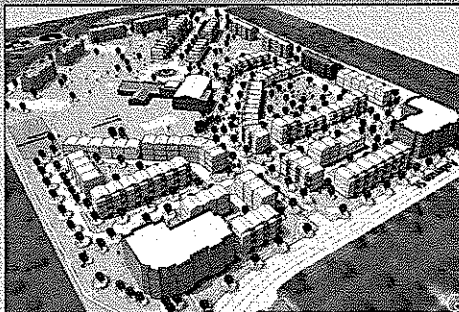


Truax Park Apartments

- Built in 1948, 1965
- All units over 60 years old
- Increasing costs to maintain, increasingly difficult to keep up-to-date.
- Strong case that sites meet severe distress standards, qualifying it for HOPE VI.
- Opportunity to spur community revitalization.
- Consultant report findings.

13

Why Truax Park/Wright-Anderson/Webb-Rethke?



Aerial View of Adopted Master Plan for Truax Park, looking southwest

- Great location with good transportation and amenities.
- Close proximity to MATC, EMCC, Public Library and other Community Facilities.
- Opportunity for Exemplary Community "Vision" through existing adopted plans for area.
- Strength and experience of CDA and the selected Development Team.

14

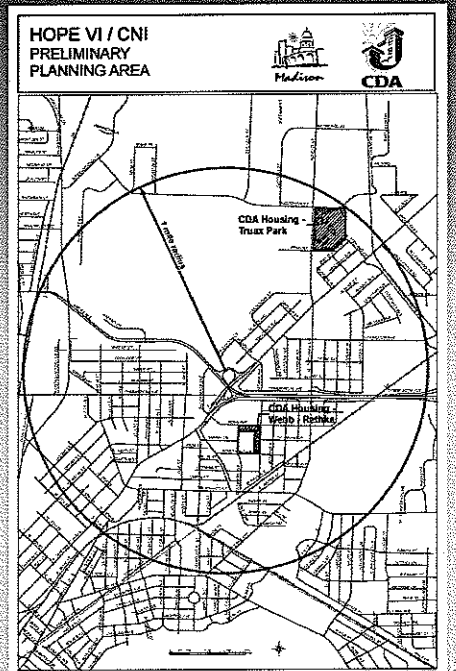
HOPE VI/CNI Preliminary Planning Area

•The area identified as the Preliminary Planning Area will undergo further refinement as planning proceeds.

•Having the 1 mile radius meets the HOPE VI requirements which permit the projects identified to be submitted as one application.

•Consultant report felt that having 2 sites and opportunities to work on revitalization plan for areas between the 2 sites would be a plus for the application.

•Both Census Tracts where the sites are located are CDBG-eligible Tracts.



Unit and Income Mix

- Typically a mix of new public housing units, Low-Income Housing Tax Credit rental units, and market-rate rental units, including senior.
- All of the rental units are new construction and are of the same size and quality, no matter what the rent.
- Ownership opportunities at the sites, or off-site.

Who Can Afford to Live There?

- Rent for the mixed-income public housing units is calculated the same as conventional public housing – 30% of the family's adjusted income.
- It is not more expensive for the public housing family. The rent is the same!

17

Who Can Afford to Live There?

- LIHTC units are rent restricted, and typically rent to families in the range of 50% to 60% of area median income. For example, the LIHTC project at Truax Park would rent to families in this income range.
- Market-rate units rents at the maximum rent the local market will allow – there are no restrictions.

18

How Would Relocation During HOPE VI Work?

Families in the relocation process will receive:

- One-on-one relocation counseling
- Financial assistance with relocation
- Choices on where they would like to move

19

How Will Relocation for HOPE VI Work?

Families can choose from two options:

- Existing vacant units in other CDA developments
- Section 8 Housing Choice Vouchers

20

Can Residents Return to the Community Once HOPE VI Construction is Done?

YES!

- Families who wish to return will have the opportunity to apply to return to the new community once the new units are built, or they can stay in the relocation housing that they select.

21

HOPE VI is not just about Buildings – It is also about Families!

- Community and Supportive Services (CSS) for:
 - Families
 - Seniors
 - Youth

22

How Can the CDA Prepare a Successful HOPE VI Application?

- Fine tune adopted Master Plan meeting all of HUD's requirements for New Urbanism, Design, Sustainability.
- Utilize an organized Development Strategy.
- Partner with an experienced Development, Property Management, and CSS Team.
- Base the HOPE VI Plan on a strategy that fully revitalizes the site and supports the larger community and neighborhood.
- Leverage HOPE VI funds with significant local investments that support the project.

23

HOPE VI Grant Evaluation Factors

TOTAL POSSIBLE SCORE: 105 points

RATING FACTOR 1: CAPACITY (16 POINTS)

- Development Team Capacity
- PHA Capacity
- Community & Supportive Services Program Capacity (CSS)
- Property Management Capacity
- PHA or MTW Plan
- Public Housing Assessment System
- Regular Maintenance
- Section 8 Management Assessment Program

24

HOPE VI Evaluation Factors

RATING FACTOR 2: **NEED** (15 POINTS)

- Severe Physical Distress of Public Housing
- Impact on Surrounding Neighborhood
- Need for Funding
- Need for Affordable Accessible Housing in the Community

25

HOPE VI Evaluation Factors

RATING FACTOR 3: **LEVERAGING** (15 POINTS)

- Physical Leveraging (Max. \$3:\$1)
- Community and Supportive Services (CSS) Leveraging (Max. \$2:\$1)
- Anticipatory Resources (Max. \$.30:\$1.0)
- Collateral Investment (Max. \$1:\$1)

26

HOPE VI Evaluation Factors

RATING FACOTR 4: RESIDENT & COMMUNITY INVOLVEMENT (3 POINTS)

- Regular communication with public housing residents and other stakeholders
- HUD information made available to residents
- Resident training on HOPE VI process

27

HOPE VI Evaluation Factors

RATING FACTOR 5: COMMUNITY & SUPPORTIVE SERVICES (11 POINTS)

- Case management
- Needs assessment and results
- Transition to housing self-sufficiency
- Quality and results orientation in CSS Program

28

HOPE VI Evaluation Factors

RATING FACTOR 6: **EARLY CHILDHOOD EDUCATION** (5 POINTS)

- High quality early childhood education program
- Needs assessment of all children birth-5 years
- Partnership/MOU with strong local institution providing early childhood education program now and after redevelopment

29

HOPE VI Evaluation Factors

RATING FACTOR 7: **RELOCATION** (3 POINTS)

- CDA Relocation Plan with activities for:
 - Minimizing displacement
 - Giving current residents opportunities to return to the new community
 - Providing CSS activities for residents

30

HOPE VI Evaluation Factors

RATING FACTOR 8: FAIR HOUSING & EQUAL OPPORTUNITY (6 POINTS)

- FHEO Disability Issues to include accessibility and Universal Design
- Fair Housing and Affirmative Marketing
- Economic opportunities for low- and very low-income persons (Section 3)

31

HOPE VI Evaluation Factors

RATING FACTOR 9: MIXED-INCOME COMMUNITIES (4 POINTS)

- Project-based affordable housing
- Off-site housing
- Low-Income Housing Tax Credit Units
- Market-rate housing

32

HOPE VI Evaluation Factors

RATING FACTOR 10: SOUNDNESS OF APPROACH (27 POINTS)

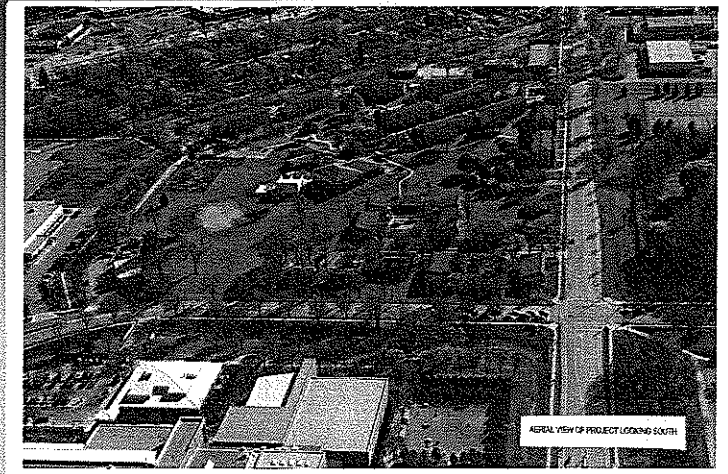
- Overall quality and consistency of application
- Appropriateness and feasibility of plan
- Neighborhood impact and sustainability of plan
- Project readiness and program schedule
- Design
- Green communities approach
- Evaluation by institution

33

Future Meeting Topics

- HOPE VI planning and implementation process
- Proposed physical plan, including site and unit design
- Proposed demolition
- Planned community and supportive service activities
- Other proposed revitalization activities
- Relocation issues (counseling, benefits, and community planning)
- Reoccupancy policies (site-based waiting lists and return priority)
- Economic opportunities (Section 3)

34



AERIAL VIEW OF PROJECT LOOKING SOUTH

Community Development Authority HOPE VI 2010

Thank You. Questions? Comments?