

HOPE VI PROGRAM

Magnolia Gardens
Beaumont Housing Authority

Community and Supportive Services
Meeting

Meeting #1

May 9, 2006
1:00 PM

AGENDA

- I. Welcome and Introductions
Robert Reyna, BHA Executive Director

- II. Overview of HOPE VI Planning Process
Scott Jepsen, Abt Associates

- III. Community and Supportive Services (CSS)
Melissa Vandawalker and Scott Jepsen, Abt Associates
 - CSS Program Priorities
 - Role of Community Partners
 - Process for developing CSS program
 - Program Evaluation

- IV. Relocation
Abt Associates
 - Resident relocation schedule
 - Anticipated service needs

- V. Questions and Answers
Abt/BHA
 - Questions
 - 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 2003

- 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

➤ 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

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

Match and Leveraging - 16 points

➤ 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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Community and Supportive Services (CSS) - 12 points

➤ 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

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

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

Well-Functioning Communities - 8 points

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

Overall Quality of Plan - 30 points

➤ 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

Program Mix Options

Overview

- Number of units and types of units developed 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
- The 2005 AMI for Beaumont-Port Arthur is \$49,100

Types of Units

Type	Income Level	Sample Funding Sources
Public Housing Rental	\$0 - \$39,280 (0% - 80% AMI)	HOPE VI, City
Public Housing with Tax Credit Rental	\$0 - \$29,460 (0% - 60% AMI)	HOPE VI, City, LIHTC
Tax Credit Rental	\$24,550 - \$29,460 (50% - 60% AMI)	City, LIHTC
Market Rate Rental	Unrestricted	Mortgage, City
Affordable Homeownership	\$0 - \$39,280 (0% - 80% AMI)	HOPE VI, Downpayment, Mortgage, Trust Funds, City
Market Rate Homeownership	Unrestricted	Downpayment, Mortgage, Trust Funds, City

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

HOPE VI CSS ACTIVITIES

- **Educational activities** that promote learning and serve as the foundation for young people from infancy through high school graduation, helping them to succeed in academia and the professional world. Such activities, which include after-school programs, mentoring, and tutoring, must be created with strong partnerships with public and private educational institutions.
- **Adult educational activities**, including remedial education, literacy training, tutoring for completion of secondary or postsecondary education, assistance in the attainment of certificates of high school equivalency, and English as a Second Language courses, as needed.
- **Readiness and retention activities**, which frequently are key to securing private sector commitments to the provision of jobs.
- **Employment training activities** that include results-based job training, preparation, counseling, development, placement, and follow-up assistance after job placement.
- Programs that provide **entry-level, registered apprenticeships** in construction, construction-related, maintenance, or other related activities. A registered apprenticeship program is a program that has been registered with either a State Apprenticeship Agency recognized by the Department of Labor's (DOL) Office of Apprenticeship Training, Employer and Labor Services (OATELS) or, if there is no recognized state agency, by OATELS. See also DOL regulations at 29 CFR part 29.
- **Training** on topics such as parenting skills, consumer education, family budgeting, and credit management.
- **Homeownership counseling** that is scheduled to begin promptly after grant award so that, to the maximum extent possible, qualified residents will be ready to purchase new homeownership units when they are completed. The Family Self-Sufficiency program can also be used to promote homeownership, providing assistance with escrow accounts and counseling.
- Coordinating with **health care** providers or providing on-site space for health clinics, doctors, wellness centers, dentists, etc. that will primarily serve the public housing residents. HOPE VI funds may not be used to provide direct medical care to residents.
- **Substance and alcohol abuse treatment and counseling.**
- Activities that address **domestic violence treatment and prevention.**
- **Child care services** that provide sufficient hours of operation to facilitate parental access to education and job opportunities, serve appropriate age groups, and stimulate children to learn.
- **Transportation**, as necessary, to enable all family members to participate in available CSS activities and to commute to their places of employment.
- **Entrepreneurship training** and mentoring, with the goal of establishing resident-owned businesses.

CSS PERFORMANCE GOALS

Table 1: Caseload Tracking

1.1	Original Potential Caseload
1.2	Services not accepted
1.3	Services not needed or authorized
1.4	Services no longer needed
1.5	Moved out, unable to locate
1.6	Permanent relocation, service handoff
1.7	Cumulative additions
1.8	Current caseload (end of Quarter)

Table 2: Self Sufficiency Oriented Services Provided

1.1	Employment preparation/placement/retention
1.2	Job skills training programs
1.3a	High School or equivalent education
1.3b	English as a Second Language (ESL) Course
1.4	Child care (New childcare referrals only)
1.5	Transportation assistance
1.6	Counseling programs
1.7	Substance abuse programs
2.1	Job skills training programs
2.2	High School or equivalent education
3.1	New job placements
3.2	Caseload currently employed
3.3	Caseload employed 6 months or more

Table 3: Other Programs and Services

1.1	Number enrolled - entrepreneurship training
1.2	Number completed entrepreneurship training
1.3	Resident-owned business started
1.4	Resident employment in these businesses
1.5	Resident-owned businesses - non-PHA funds
2.1	Number enrolled - homeownership counseling
2.2	Number completed - homeownership counseling
2.3	Number purchasing a home