

August 19, 2010

**Scott/Carver HOPE VI Phase II Redevelopment
Questions and Answers**

MDPHA received a series of questions from former Scott/Carver residents on Friday, August 13, 2010. MDPHA and the development team have reviewed these questions (noted below) and provided answers to each.

1. Why aren't the 354 units offered to the Scott/Carver Hope VI residents?

A: Actually, there are approximately 990 additional units (out of a total of 1,078 units) which will be offered to former Scott/Carver residents which will include the units in the Phase 2 redevelopment. To summarize; USHUD's philosophy of lower concentration (density) in housing developments, dictated that a lower number of units than the former 850 Scott and Carver units be built on site, as a mixed income development. These requirements were approved by USHUD in the 1999 Grant application. Several previous grant applications by MDPHA with greater density on-site were not approved by USHUD. In accordance with USHUD, a mixed income development includes a combination of public and non-public housing units and provides opportunities for residents from a range of incomes to live together in the same community. Mixed income developments are designed to deconcentrate poverty and create communities that promote a higher quality of life for all residents. There was a commitment by the County to replace the original 850 Scott/Carver units within the Expanded HOPE VI Target Area. Accordingly, the County adopted on December 6, 2008, Resolution 1416-18 to identify 850 ACC equivalent units within the Expanded Hope VI Target Area, with right of first refusal given to former Scott/Carver Residents. The latest review of the progress made to date on Resolution 1416-18 indicates that 1,078 units have been identified that meet resolution requirements. Some, including the Scott/Carver Phase 1 homes, have been completed and many other developments, including Scott/Carver Phase 2, will be completed in the next two years or so. Therefore, the former Scott/Carver residents will have right of first refusal not only for the 177 public housing units at Phase 2 of Scott/Carver, they will also have the right of first refusal to a total of 813 new units in various other developments (total of approximately 990 new units) which are identified on the attached HOPE VI Target Area Housing Initiatives Chart.

2. What happened to the construction training under the Section 3 program?

A: MBS, Reliance and M. Gill and Associates have been evaluating various options to provide training and have identified a program with strong potential that is in the process of receiving final approvals for its funding. Any construction training program would be closely coordinated with case management services which is now in place with the Community Action Agency (CAA) to help maximize the success for residents. Anyone interested in these or other future positions should contact Ariel Allen (M. Gill & Associates) at (305) 635-1956.

3. In the beginning, the Scott/Carver Hope VI residents were promised a trip to see another development built by Urban Strategies, will the trip still take place?

A: This is still a possibility. In other developments MBS/Urban has arranged for members of the elected resident leadership to tour another development. MBS/Urban can re-visit this with resident leaders on the Steering Committee to discuss who would be interested in participating.

4. A toll-free hotline has been provided by the development team and responses to messages are provided. What will be put in place to have better outreach to the Scott/Carver Hope VI residents?

A: MDPHA has obtained the latest addresses for most former Scott/Carver residents and mailed out a letter from Gregg Fortner dated May 28, 2010 with an attached Request for Transfer Form. We have received responses from many residents regarding their interest in returning, or not returning, to the revitalized community. The development team will continue to send monthly mailings with updates on the project status, and is also trying to obtain contact information on the small number of residents for which no current address information was available. Notices have also been provided in local newspapers for special events. Additionally, the Community meeting calendar is available at the MDPHA website and has all scheduled meetings for the entire year. Calls are made as reminders of meetings and special events. Meetings are held every third Thursday of the month at the Merline Matthews Community Center (MMCC), located at 5200 NW 22nd Avenue, Miami, Florida 33142. The schedule for the various sub-committees is discussed at the Community Meetings and residents are encouraged to participate. In the near future, special meetings will be called to further explain the process for returning to the new community. Also, staff is continuously working with the Scott/Carver Resident Outreach Committee to plan events for the residents.

5. When the residents were first being moved out of Scott and Carver development, we were told if you had children that were not of age for a family separation at that time, a family separation would be given to when they became of age, as long as they were on the original family composition. What happened to the continued family separations?

A: Family separation or "splitting" households is allowed initially when HOPE VI funds are awarded and Section 8 relocation vouchers are evaluated and funded to meet that initial need. After that initial assessment, no new vouchers are available for this purpose. Additionally, it would be a violation of federal regulations and the established wait list policy to provide a preference for members in existing public housing or Section 8 households to receive their own separate public housing unit or Section 8 voucher without applying for housing through the wait list process.

6. Will any residents be hired for the land preparation at the site?

A: Job Screening was held in late June at the Merline Matthews Community Center to prepare potential employees for the Site Preparation Service Scope which began in July.

- 24 Applicants were former Scott/Carver residents (Section 3 first priority)
- 11 Applicants were current public housing residents (Section 3 second Priority)

M. Gill is still accepting applications for Site Preparation on an on-going basis. Please note this is a four month scope requiring primarily skilled laborers. The general contractor, Link Construction Group, inc. (Site Prep contractor) and its subcontractors have been made aware of the hiring priority levels. All of the First and Second Priority applicants were forwarded to Link on July 6th. Work began on the site on July 7th. Hiring is expected to increase in the late August.

7. Where is the opportunity for certified (we assume this means bona fide) residents to be hired?

A: There are several areas of employment opportunities for former Scott/Carver residents. Former Scott/Carver residents are the first priority group under the guidelines for Section 3 employment goals. These employment opportunities include: 1. Construction positions

(skilled & unskilled labor, security); 2. Property Management positions (starting several months prior to units coming on-line- fall 2011) such as leasing agents, administrative, maintenance and janitorial. Employment with contracted companies working on-site once the new development is complete, such as in landscaping, security, and maintenance/service contracts. As new employment opportunities are announced, M. Gill & Associates will distribute information in a variety of ways including to MDPHA's HOPE VI and Section 3 Coordinator; at community meetings and in postings at the Merline Matthews Community Center; and to case managers with the Community Action Agency who will work with residents to prepare them for employment opportunities.

8. Why haven't the Scott/Carver Hope VI residents been involved in decision making (i.e. contractors, hiring process, and other important activities) pertaining to the rebuilding of the Scott/Carver Development?

A: For Phase 2 of the HOPE VI revitalization project, Scott/Carver residents have been involved in all major decisions requiring their input. Starting with the Charrette process in January 2009, and continuing through monthly Community Meetings and various sub-committee meetings including CSS, Outreach, Re-Occupancy, Design, in addition to monthly Community meetings; residents can provide input, opinions, and recommendations for the new development. Community meetings also serve to inform residents on all the various over-all progress of development and related activities for the project.

In December 2009, MDPHA retained McCormack Baron Salazar (MBS) and Reliance Housing Foundation (RHF) the developer and co-developer. The Development Team was selected for their experience and expertise in developing many HOPE VI projects throughout the country similar to the Scott/Carver HOPE VI Redevelopment project. The development team is responsible for the hiring process and the competitive selection of qualified contractors for the successful completion of the work ahead. Former Scott/Carver residents interested in job opportunities with the selected contractors have been encouraged to complete an application, in addition to participation in contractor meetings and workshops.

9. Why haven't the residents been given any credit for the rebuilding of Scott/Carver Housing development?

A: We always attribute successes to the collaborative effort between the residents and the development team. In fact, the Mayor, Commissioner Rolle, MDPHA Director and others recognized, acknowledged and thanked the residents directly for their contribution and partnership in the redevelopment process at the Groundbreaking ceremony. Scott/Carver HOPE VI residents are an integral part of the planning and implementation process, through their participation in community meetings and work on the Steering Committee. Under this committee there are four sub-committees in which Scott/Carver HOPE VI residents also serve. The Sub-Committee's are the Design, CSS, Re-Occupancy, and Outreach. Residents are encouraged to attend these meetings and participate. The meetings allow residents to have a part in the planning and development of the Phase 2 project as well as voice their concerns.

10. The Scott/Carver Hope VI residents were told that they would have an office in the Merline Matthews Community Center, will this still happen?

A: The Merline Matthews building has been set up to offer several flexible options for residents to utilize. Residents have access to the Merline Matthews Community Center during its hours of operation including access to phone, fax, computers and work areas. The team will meet with resident leaders to discuss other office space needs.

11. Why weren't any residents hired from the South Florida Workforce Florida Back to Work program?

A: All of the approved resumes forwarded to MDPHA by South Florida Workforce for the Florida Back to Work Program were forwarded to hiring managers within MDPHA as soon as they were received. Priority was given to Scott Carver/Hope VI residents but unfortunately the hiring managers indicated that so far, no Scott Carver/Hope VI applicant resumes have been received by MDPHA.

12. What are the job positions and the duties of the people that are working in those positions?

A: A total of nine (9) different MDPHA classifications were approved to be filled as part of the Florida Back to Work Program. The positions approved for hiring included the following: (2) FBTW Accountant 1 positions, (4) FBTW Community Relations Assistants, (3) FBTW Computer Technician 1 positions, (1) FBTW Personnel Specialist 1, (6) FBTW Property Management Assistants, (23) FBTW Semi-Skilled Laborers, (17) FBTW Security Monitors and (3) FBTW Security Monitor Supervisors. Due to program delays in receiving and recertifying qualified applicant resumes, time spent waiting to receive Scott Carver resident applications (as priority), and applications that were eliminated due to medical or back ground checks; two (2) Community Relation Assistants, one (1) Computer Technician, four (4) Property Management Assistants, one (1) Semi-skilled Laborer, and two (2) Security Monitor position candidates, were hired. One (1) additional Security Monitor and two (2) additional Community Relations Specialists will be hired effective August 23, 2010, for a total of 13 FBTW positions filled.

13. Will there be any more opportunities for residents to be hired in the future?

A: Yes, please see response to questions #6 and #7.

14. What happened to the 42 positions that Miami-Dade Public Housing Agency had for the Scott/Carver Hope VI residents?

A: Please see the response to questions #11 and #12.

15. What purpose does the Access Point Center have now?

A: The Access Point Center at the Merline Mathews Community Center was put in place in early 2010 to provide Scott/Carver residents with a venue for finding employment opportunities and gaining job skills. Specifically, the computer lab was established to enhance the participation of specially targeted populations (former Scott/Carver residents and residents of the Empowerment Zone) in seeking employment through the South Florida Workforce system and to increase the number of individuals entering employment.

Moving forward, the Access Point Center will exist to achieve the following:

- Support learning and exploration of employment and educational opportunities.
- Work with adults to fully utilize South Florida Workforce job bank and employment program resources.
- Teach individuals and groups to write effective resumes and job applications.
- Teach individuals and groups office technology skills.
- Support adults in GED preparation and other on-line educational programs.
- Familiarize residents with the ease with which they can access information about health, finances, community resources, etc., by using the internet.

- Offer specialized workshops for high school students and other young adults to assist them with post-secondary education applications, financial aid applications and technology skills which will need to succeed in employment and post-secondary education.

16. For what services can residents use the Access Point Center?

A: The Access Point Center currently offers free online access to career development, employment, training and adult occupational education programs. The center also posts up-to-date information on local jobs and training opportunities. Urban Strategies is currently researching opportunities for additional programming and services for the Access Point Center that will benefit former Scott/Carver residents.

17. Are there any more Empowerment Zone funds?

A: The Empowerment Zone program ended on April 30, 2010.

18. What happens if your lottery # is not selected to participate in the housing program?

A: Those former residents who returned their Request for Transfer Form prior to the June 30, 2010 deadline to MDPHA will be placed on the Scott/Carver Waiting list in the order selected by the lottery for the right of first refusal to the public housing units in the new Phase 2 development. Those who did not respond before the June 30, 2010 deadline, but are interested in returning to the revitalized community, can still return their Request for Transfer Form to MDPHA and will be placed in the order in which MDPHA received the Request for Transfer Form. (Note: All Forms are stamp-dated when received). If not selected in the first round for the 177 public housing units, qualified individuals on the Scott/Carver Waiting List will be given the right of first refusal to apply for vacated Scott/Carver PH units, as people move out of these units. This process will continue until all qualified individuals on the Scott/Carver Waiting list have exercised their right of first refusal and the list has been exhausted. In summary, not only all qualified persons on the lottery list, but also those qualified former Scott/Carver residents who did not make the June 30, 2010 deadline but expressed desire in returning, will have an opportunity to exercise their right of first refusal, before the list is exhausted and no longer in effect. Additionally, they may use this right of first refusal for other Expanded HOPE VI Target Area developments (see answer #1) as these become available.

19. What happens if information is not returned on time in June? Will the right to return form still be accepted now?

A: See Response to Question #18 above.

20. Why didn't all Scott/Carver residents receive relocation monies?

A: All residents who went through the National Housing Group relocation process received relocation monies.

21. Is there a set income for the residents returning to the new development?

A: For public housing units, residents must be able to pay the minimum monthly payment as set by MDPHA which is \$50 per month. The head of household must also be able to establish

utilities in his/her own name. The maximum income is 50% of the area median income (AMR) for 59 units and 60% of the area median income for the balance of the PH units. AMR varies based on household size (NOTE- copy of current income limits is an attachment to Return Policy, which is attached herein).

22. Does the new program follow the same guidelines as promised to the Scott/Carver Hope VI residents in the beginning?

A: We assume this refers to the Return Policy requirements. The Re-Occupancy Sub-Committee, MDPHA and the development team have been meeting regularly for the last several months. The Sub-Committee recommended several amendments to the Return Policy, most of which were accepted by MDPHA. The original Return Policy addressed the requirements for the 177 public housing units but did not address anything concerning tax credit, market rate units or other funding sources since the funding structure was not known at the time of the original Return Policy. The amended Return Policy, a copy of which is attached, now indicates these requirements.

23. What happened to the Section 8 Homeownership vouchers?

A: It is still in place, residents interested in homeownership should contact Joan Chambers at Quadel at (305) 471-5262. They can also contact CAA for a Case Manager who may also be able to assist in this area.

24. Will the Adker Decree program reopen? (A lot of residents lost their vouchers when the program closed)? What is meant by the grandpa law, and what is the do's and don'ts of that law?

A: No, the Ann-Marie Adker Consent Decree was in place for 10 years, it expired August 2009 and no longer exists. The "Grandfathered-In" is not a law but was mentioned at one of the community meetings. The suggestion was that as long as residents where Scott/Carver HOPE VI (meaning they were living in Scott/Carver on September 16, 1999) there would be no other requirements. As stated, this is not law and residents must abide by HUD regulations, MDPHA Policies and Procedures and the HOPE VI S/C Return Policy, which was amended July 15, 2010 to include Re-occupancy Sub-Committee recommendations and approved by the Steering Committee.

25. Is there someone here that a resident can speak to about the voucher choice program?

A: Not with the short notice provided. However, you can contact Joan Chambers at Quadel, (305) 471-5262 or CAA for a Case Manager who may be able to assist in this area.

26. Are the Scott/Carver Hope VI residents represented by an attorney?

A: Miami-Dade County Attorney's office represents the interests of the County. It is the resident's prerogative to seek legal advice.

27. Will the Scott/Carver Hope VI residents be told the truth about what is really going on?

A: We recognize that this is a dynamic process and that changes have occurred over an 11-year period since grant approval in 1999. MDPHA and the development team provide information

to residents on a continuing basis so that they are informed on the progress being made (as enumerated herein and also on attachments).

28. Who is getting paid at this time? How is the grant money for this project being spent?

A: HUD - HOPE VI and other HUD and County Bond funds are being used toward the predevelopment activities – basically the design work, legal work, project development, and public approvals costs that allow construction to start. These funds will also be used toward the construction of the project, along with additional sources from a private lender and equity investor.

29. People that are being hired: Where are they from, and what position do they hold?

A: For hires from the Development Team, these are:

Preconstruction:

9 New Jobs Created, 6 Former Scott (66%)

- M. Gill & Associates, Inc. – 2 New Hires
 - 1 Former Scott/Carver New Hire: Administrative Assistant
 - Outreach Coordinator
- Urban Strategies – 5 New Hires
 - 4 Former Scott/Carver New Hires: Outreach Workers
 - 1 HOPE VI Area Resident: Computer Lab Manager
- New Look Janitorial (Merline Matthews Janitorial) – 2 New Hires
 - 1 Former Scott/Carver New Hire
 - 1 Additional Hire

Site Preparation:

12 New Jobs Created To-Date, 10 Section 3 employees

- Bannerman Landscaping – 5 Landscape Laborers
 - 3 are Section 3 Employees
 - 3 are from the Hope VI area
- Traveling Angels – 7 Security Guards
 - All 7 are Section 3 Employees
 - 2 are from the Hope VI Area

Additional potential opportunities – requires completion of 3 day training course

- Additional positions expected through Link Construction Group and Subs

30. Who are the people that are the private investors, and what obligations do they have to the Scott/Carver Re-Development?

A: The private equity investor is The Richman Group who represents large institutional investors like banks in low income housing tax credit developments. Their responsibility is to contribute approximately \$14 million toward the construction of the 354 units. In return, they will receive tax credits that reduce the taxes they owe to the federal government. The investor is also the Limited Partner in the ownership entity of the new development, and as such they, along with the General Partner, which is an affiliate of McCormack Baron Salazar, and Reliance Housing Foundation, will ensure that property is constructed according to the plans, schedule and budget; remains compliant with tax credit regulations and other funding restrictions; and is superbly managed and maintained by McCormack Baron Ragan (MBR) who will be the on-site property manager.

31. Why can't the Scott/Carver Hope VI Residents manage and maintain the site if they are trained for the position?

- A: MBS and MBR will look to fill a number of the newly created management and maintenance positions with Scott/Carver residents. The lenders and investor, and the complexity of the tax credit and public housing/mixed-income structure, require that the property manager has extensive experience directly managing properties with tax credits under the Internal Revenue Service's program, as well as public housing subsidy, which McCormack Baron Ragan has.

32. Why can't the Scott/Carver Hope VI Residents be share holders?

- A: The Ownership Partnership consists of an Investor Member who provides equity in exchange for tax credits, and the Partnership is governed through control documents approved by the County, HUD, and Investor and any financial lender to the project. MBS/Reliance as the County's development partner is the managing member of the partnership, and is obligated to provide guarantees to the County, HUD and Investor, including but not limited to construction completion, operating guarantees and tax credit compliance. Individuals are not permitted to be members of the Ownership Partnership.

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Attached Documents

- Letter from Gregg Fortner dated May 28, 2010 with attached Request for Transfer Form.
- Return Policy Sub-Committee comments and suggestions submitted to MDPHA on Friday, June 25, 2010.
- Miami-Dade Public Housing Agency Return Policy Scott/Carver Homes HOPE VI Initiative – Amended July 15, 2010.
- Expanded HOPE VI Target Area (TA) – Housing Initiatives Chart dated July 9, 2010.
- Last three MBS Reports provided at Community Meetings.
- Notes from the last Steering Committee Meeting.
- Notes from the last CSS Sub-Committee Meeting.
- Notes from the last Re-Occupancy Committee Meeting.

(Note: These attachments are available upon request from MDPHA. Also, note that several of these attachments are included under other headings in website).