

**December 7, 8 & 9, 2010**

**Scott/Carver HOPE VI Phase II Redevelopment  
“Road to Return” Workshop Questions and Answers**

1. How many units and what type of units (Public Housing, Section 8, etc.) will be built in the new Scott/Carver (S/C) development?

Answer: There will be 177 Public Housing (ACC) units, 107 Tax Credit units and 70 Market Rate units.

2. What is a tax credit unit?

Answer: A tax credit unit is one that receives the benefits of federal tax credits under Section 42 of the IRS tax code, a program which provides one of the primary sources of funding for the development and other similar developments. Under Section 42 regulations, a tax credit unit must be restricted to households earning less than 60% of the area median income (based on household size). A tax credit unit cannot be used for a household comprised of full-time students except in certain circumstances. All of the public housing units in the development are tax credit units given that they benefit from the tax credit program as well.

3. Once the project is completed, who will own and operate it?

Answer: Miami-Dade County will continue to own the ground under the new development and has leased it to a private ownership entity, which will be responsible for ensuring the property is well-maintained, fully occupied, and in compliance with all funding requirements. An affiliate of the Developer, McCormack Baron Salazar (MBS) called McCormack Baron Ragan Management Services, Inc. (MBR) will be the Property Manager and will have staff on-site to manage daily operations of the new development (i.e., leasing, maintenance, resident relations, etc.).

4. What does “right of first refusal” for former Scott/Carver HOPE VI residents mean as it relates to the new Scott/Carver development?

Answer: As defined in the Return Policy for the Scott/Carver Homes HOPE VI Initiative (“Return Policy”), it means that a former Scott/Carver HOPE VI resident who has met certain eligibility requirements for occupancy at the new development will be offered an available public housing unit prior to a non-Scott Carver applicant.

5. If I am an eligible former Scott/Carver HOPE VI resident, can I use my Section 8 voucher for a Public Housing unit at the new Scott/Carver development?

Answer: Public Housing units already receive the benefits of public housing subsidy and therefore Section 8 vouchers cannot be used, according to HUD. If you apply for and are accepted into a Public Housing unit in the new development, you would need to give up your Section 8 voucher.

6. If I am an eligible former Scott/Carver HOPE VI resident and have a Section 8 voucher, can I use the voucher for the new Scott/Carver development, tax credit and market rate units?

Answer: Former Scott/Carver HOPE VI residents will only have priority rights to the public housing units in the new development. If you would like to apply for a tax credit or market rate unit using your voucher as part of your source of income, you will be applying with the general public for those units. Also, if the market rate rent exceeds the voucher payment amount, the Section 8 cannot be used for the market rate units.

7. How will rents be determined for each unit type; Public Housing, Tax Credit and Market Rate units?

Answer: Public housing residents will have their rent calculated through the new management office: rent is equal to 30% of household income, adjusted for utility allowances. Per MDPHA policy outlined in its Admissions and Continued Occupancy Policy, the tenant rent must be a minimum of \$50 per month.

Rents for the other affordable tax credit units will be a *flat rent*, with the maximum amount restricted to a level that is equivalent to the following: 30% of the monthly income of a household earning 60% of the area median income, less the established utility allowance.

Market rate rents will be established by the Developer/Owner and will reflect rents that are typical of comparable properties in the market area.

8. Will my rent change when I move into the new property?

Answer: Your rent will be calculated based on 30% of your adjusted household income, and will be adjusted for a utility allowance. If you live in public housing or have a Section 8 voucher now, this calculation will be very similar. However, the utility allowance may be a bit different depending on the unit type and size you have now compared to the new unit type and size (for example, number of bedrooms, townhome or garden unit).

9. How do I continue the process to return to the new Scott/Carver development?

Answer: Make an appointment with a CAA case manager to identify and work to address any potential barriers to returning. Stay in contact with your case manager. Starting in December 2010 or early 2011, MDPHA's Applicant Leasing Center staff will begin contacting residents on the S/C Waiting List to begin the good standing determination.

10. What are the requirements to return?

Answer: Your CAA Case Manager and the MDPHA CSS Coordinator can help you identify any potential obstacles and resources to address these obstacles, as appropriate. The Return Policy lists the criteria to be considered in good standing and eligible to return.

11. Is there a grievance or appeal process?

Answer: You will be advised of reason why you were denied and you will have an opportunity to present your case. This is addressed in the Return Policy.

12. What should I be doing now?

Answer: Make sure that you have satisfied the major criteria for move-in. Stay in close contact with the case management and MDPHA CSS staff to be aware of the latest information and attend Quarterly Hope VI Community Meetings.

13. Will an application be required for the Scott/Carver development?

Answer: An application will be required of applicants for all unit types. The application is used for the following: 1) for public housing and tax credit units, to verify the applicant's eligibility for the tax credit units; 2) to verify applicants meet the screening requirements in terms of ability to meet financial obligations (rent and utilities), and acceptable criminal background.

14. Who will provide case management services relative to the new Scott/Carver development?

Answer: Case Management Services are being provided by the Community Action Agency (CAA), another county agency that currently provides similar services county-wide at various locations. They can be contacted at 305-636-2200.

15. How long will case management services be available?

Answer: Approximately 18 – 24 months, specifically related to Phase 2 of the project; however, services are available on a continuing basis for any Miami-Dade County resident through CAA.

16. What happens if my lottery number is not selected for a new Scott/Carver unit?

Answer: Those former residents who returned their Request for Transfer Form to MDPHA prior to the June 30, 2010 deadline were placed on the Scott/Carver Waiting List in the order selected by the lottery. The S/C Waiting List is specific to the public housing units in the new Scott/Carver 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 on the S/C Waiting List 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 public housing 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. Additionally, you may use this right of first refusal for other optional housing in the Expanded HOPE VI Target Area as they become available.

17. What units will be available for former Scott/Carver HOPE VI residents in addition to the new Scott/Carver Community?

Answer: There will be approximately 991 new units (out of a total of over 1,000 units) which will be available for former Scott/Carver HOPE VI residents including 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. Progress made to date on Resolution 1416-18 indicates that over 1,000 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 approximately 814 new units in various other developments (total of approximately 991 new units).