



SCOTT/CARVER “ROAD TO RETURN” WORKSHOPS

May 18, 2011



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New Scott/Carver: Rental Phase II

Overall Unit Mix

	1 BR	2 BR	3 BR	4 BR	Total
Public Housing (50%)	9	72	70	26	177
Tax Credit (30%) <i>Affordable</i>	25	73	9	-	107
Workforce (20%) <i>Unrestricted</i>	8	46	16	-	70
Total	42	191	95	26	354



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Public Housing Units – Former Resident Priority Group

Slide # 3

Reoccupancy Process – Part One (Completed)

MDPHA opened Transfer List by mailing residents certified letter with a Request for Transfer form.



MDPHA date stamped when resident response was received



MDPHA created a Scott/Carver Waiting list of former residents who returned letters by the deadline of June 30, 2010.



Mandatory “Road to Return” workshops scheduled for residents on the Scott/Carver Waiting List.



Resident names were ranked through a Lottery process on 9/15/2010.



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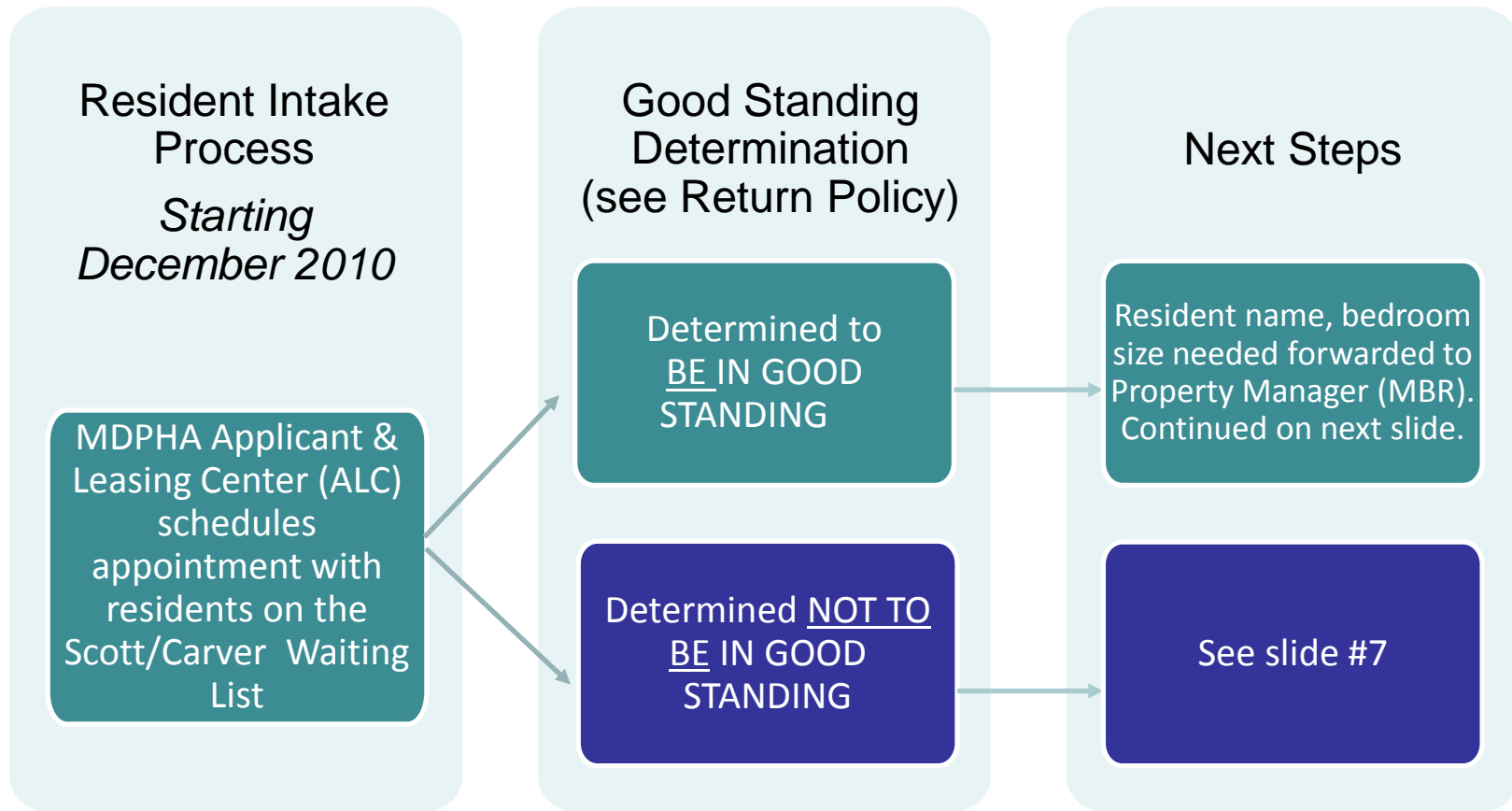
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Public Housing Units – Former Resident Priority Group

Slide # 4

Reoccupancy Process Part Two- Good Standing Determination



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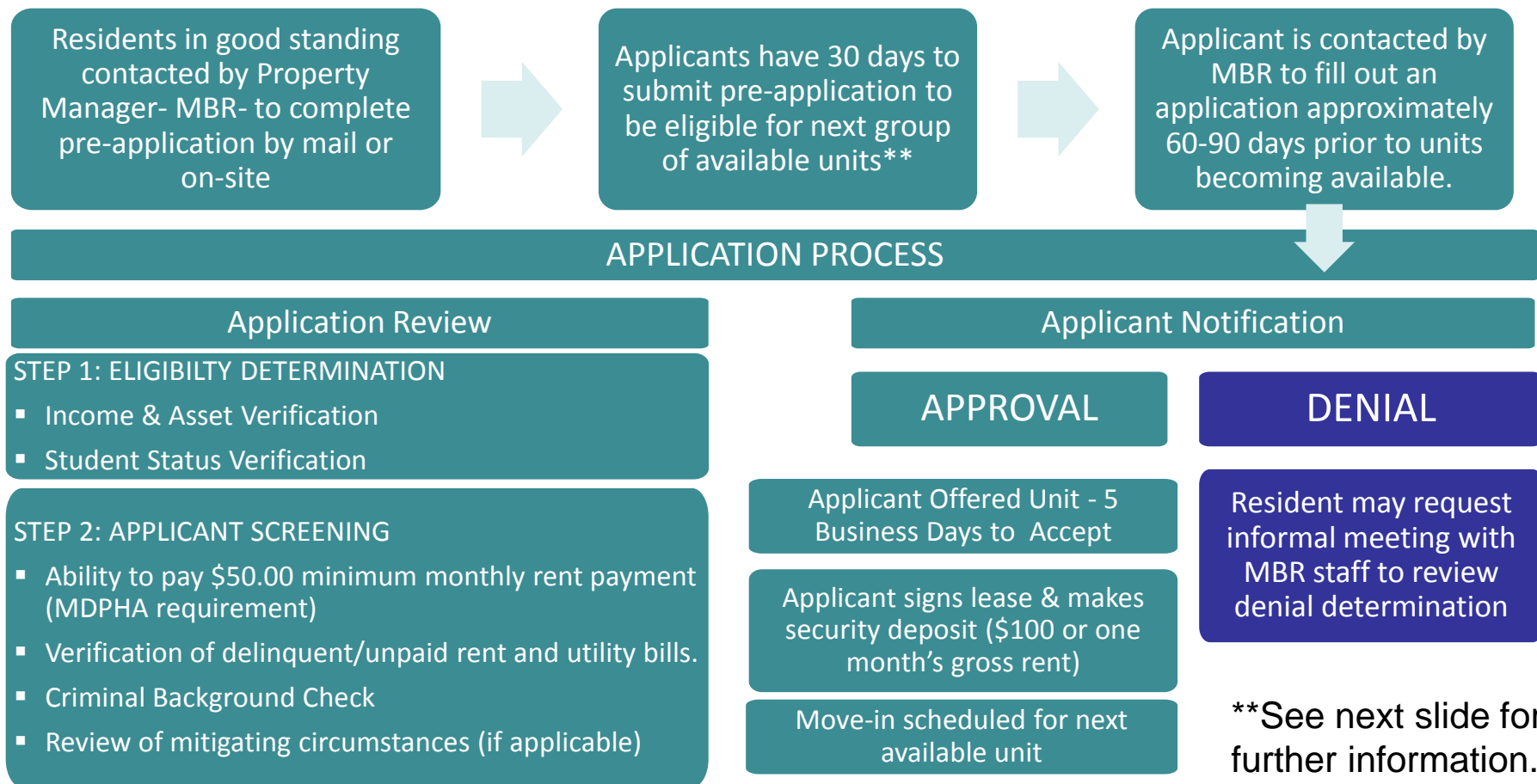
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Public Housing Units (177 Units) – Former Resident Priority Group

Slide # 5

Reoccupancy Process Part Two- For Residents in Good Standing**



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Public Housing Units (177 Units) - Former Resident Priority Group

Important Notes:

- The good standing & eligibility requirements for former residents are governed by the Return Policy, which also includes references to the MDPHA's Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan.
- Residents will be contacted by the Property Manager, MBR, to complete a pre-application in order according to 1) their lottery number and 2) according to the bedroom size needed by the resident and available in the upcoming group of units to be available for occupancy based on the construction turnover schedule.
- Residents who do not return a pre-application within 30 days of confirmed receipt will not lose their rank number, HOWEVER, the property manager will begin the process of filling units with other applicants who returned their pre-application within 30 days. In other words, a unit will not be "held" for that resident in the group of units being filled at that time. Instead, at the time the resident's pre-application is received, it would be processed with the next group of pre-applications.
- Once approved for a unit & matched up with an available unit in the appropriate bedroom size, applicants will be offered a unit in lottery rank order. If the resident declines the unit offer, MBR will move to the next highest ranked approved applicant.



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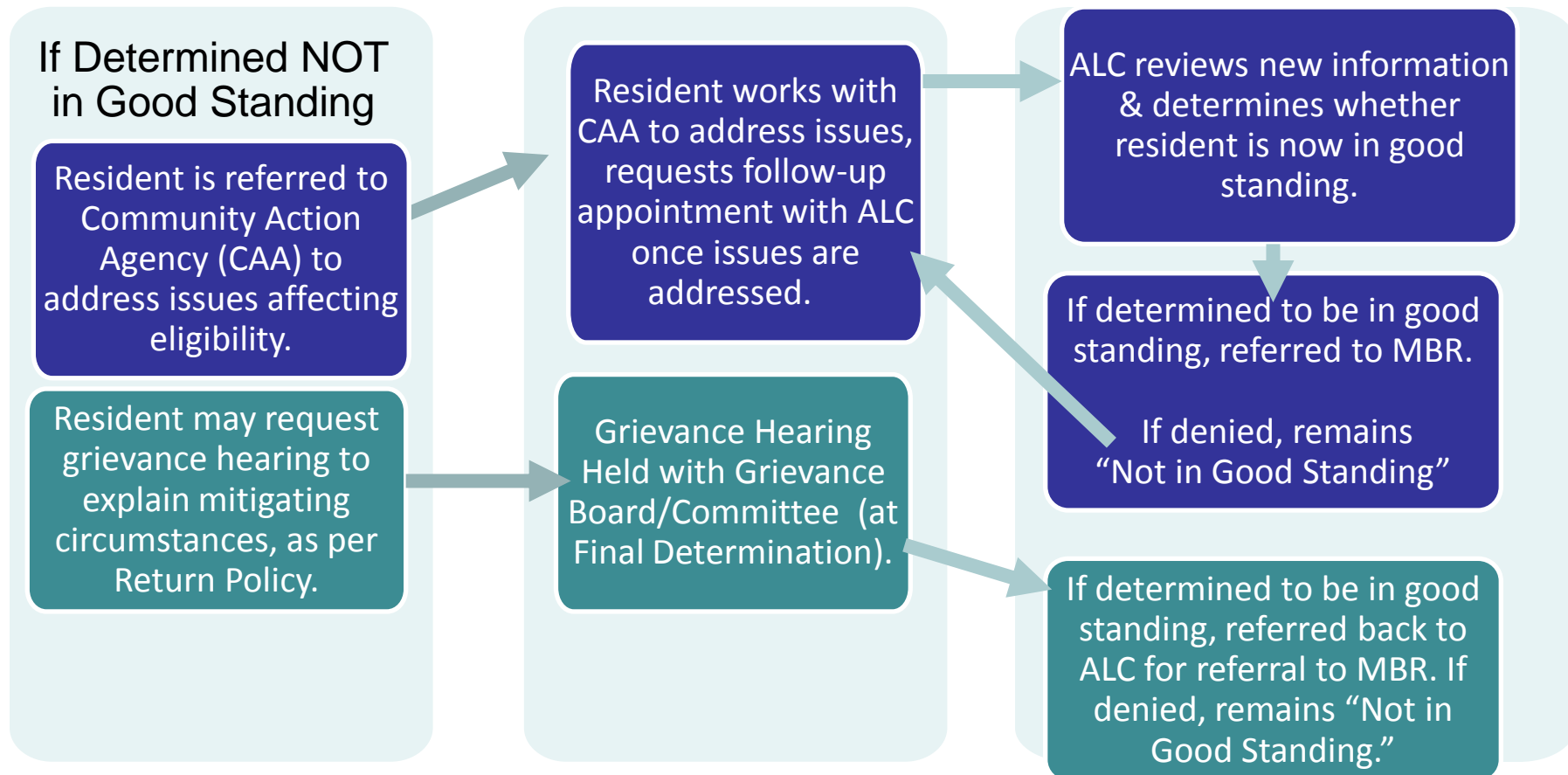
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Public Housing Units – Former Resident Priority Group

Slide # 7

Reoccupancy Process – For Residents Not in Good Standing



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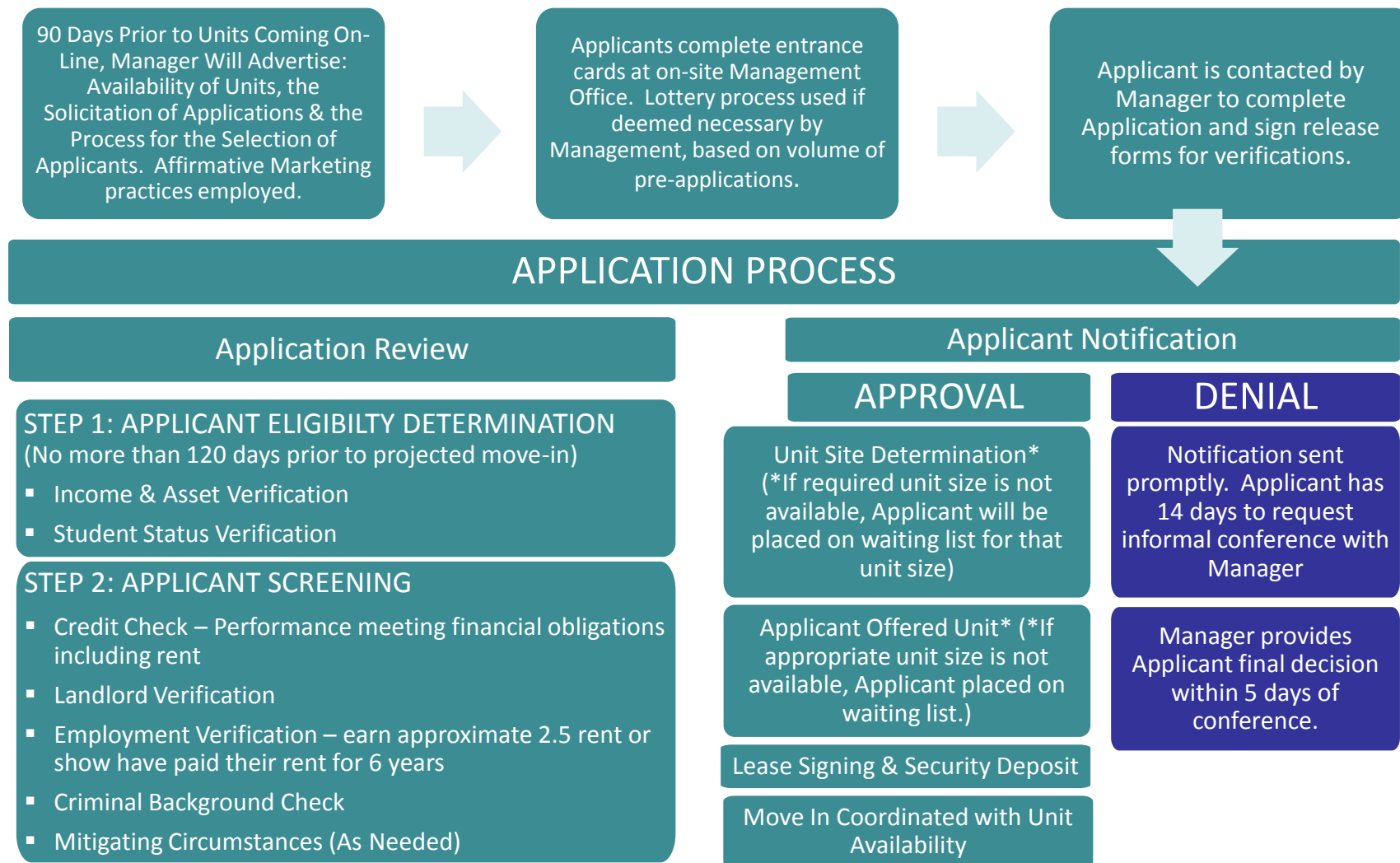


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Lease-Up Process – Low Income Housing Tax Credit Units



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Lease-Up Process – Market Rate Units

Slide # 9

90 Days Prior to Units Coming On-Line, Manager Will Advertise: Availability of Units, the Solicitation of Pre-Applications & the Process for the Selection of Applicants. Affirmative Marketing practices employed.

Applicants complete entrance cards at on-site Management Office. Lottery process used if deemed necessary by Management, based on volume of pre-applications.

Applicant is contacted by Manager to complete Application and sign release forms for verifications.

APPLICATION PROCESS

Application Review

Applicant Notification

APPLICANT SCREENING

- Credit Check – Performance meeting financial obligations including rent
- Landlord Verification
- Employment Verification – earn approximate 2.5 rent or show have paid comparable rent for 6 months+
- Criminal Background Check
- Mitigating Circumstances (As Needed)

APPROVAL

Unit Site Determination*
(*If required unit size is not available, Applicant will be placed on waiting list for that unit size)

Applicant Offered Unit

Lease Signing & Security Deposit

Move In Coordinated with Unit Availability

DENIAL

Notification sent promptly. Applicant has 14 days to request informal conference with Manager

Manager provides Applicant final decision within 5 days of conference.



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Wait List Applicants (Non-former Scott/Carver Priority Group)

Manager (MBR) will make determination to open a waiting list for public housing units (generally when there are insufficient names in the Scott/Carver waiting list to fill the units anticipated to turnover in a given year), and will advise MDPHA accordingly. MDPHA will provide a list of applicants for the new Scott/Carver community from the MDPHA waiting list.

Applicants will complete pre-applications through MDPHA's Applicant Leasing Center. MBR will sort pre-applications by unit size, income tier, and MDPHA lottery ranking number. Verified former Scott/Carver HOPE VI residents continue to have priority.

Manager will contact residents in order of MDPHA ranking based on the unit size(s) available and income tiering system, and invite residents to complete the full application and release forms for verifications.

APPLICATION PROCESS

Application Review

STEP 1: APPLICANT ELIGIBILITY DETERMINATION (No more than 120 days prior to projected move-in)

- Income & Asset Verification
- Student Status Verification
- Asset Verification

Step 2: APPLICANT SCREENING

- Credit Check – Performance meeting financial obligations including rent
- Landlord Verification
- Employment Verification
- Criminal Background Check
- Mitigating Circumstances (As Needed)

Applicant Notification

APPROVAL

Unit Site Determination*

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Construction Updates

- Construction is underway on Phase II's 354 units.
- The first area to be developed is known as Sector III/IIIA and is generally located between NW 24th Ave and NW 23rd Ave, and NW 75th Street and the railroad tracks. Units will be available starting late summer/ fall 2011 (134 units including 67 public housing units).
- The second area to be developed is known as Sector IV & Carver and is generally located between NW 22nd Ave and NW 19th Ave, and NW 75th Street and the railroad tracks. Units will be available starting winter/spring 2012. (220 total units including 110 public housing units)



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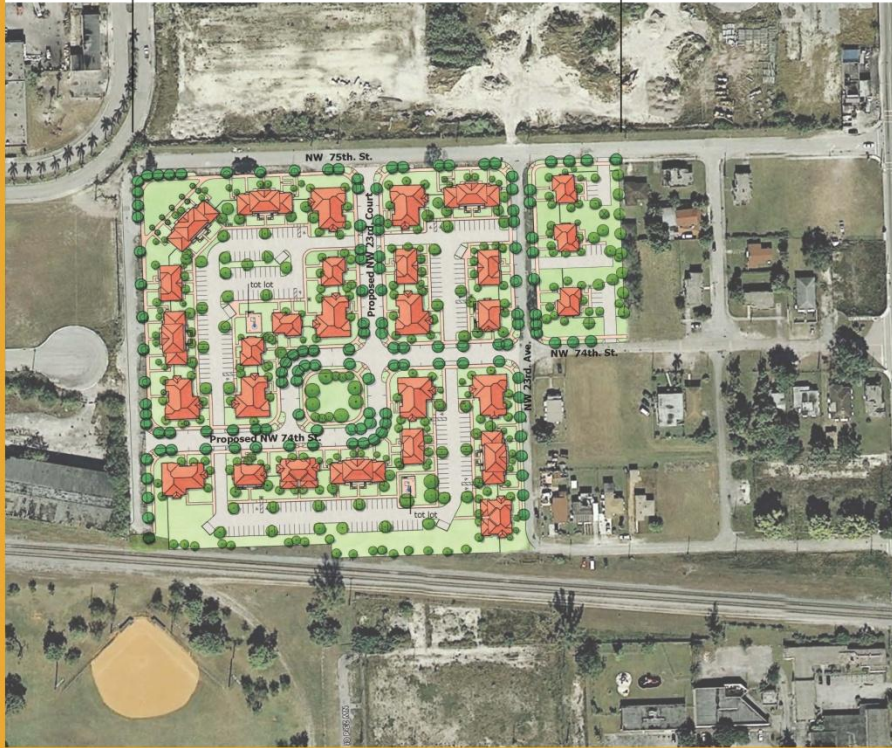


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Sector III/IIIA



Sector IV



Carver

SCOTT/CARVER HOMES HOPE VI REVITALIZATION PLAN: PHASE II



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LaQuatra Bonci Associates
Housing Trust, as follows

TORTI GALLAS
AND PARTNERS, INC.

CFF architects
with Judson and Partners

TETRA TECH
with Milian Swain & Associates, Inc.