



College View Hills
Redevelopment Discussion Document
May 2023

Draft



Introductions

WHERE ARE WE TALKING ABOUT?

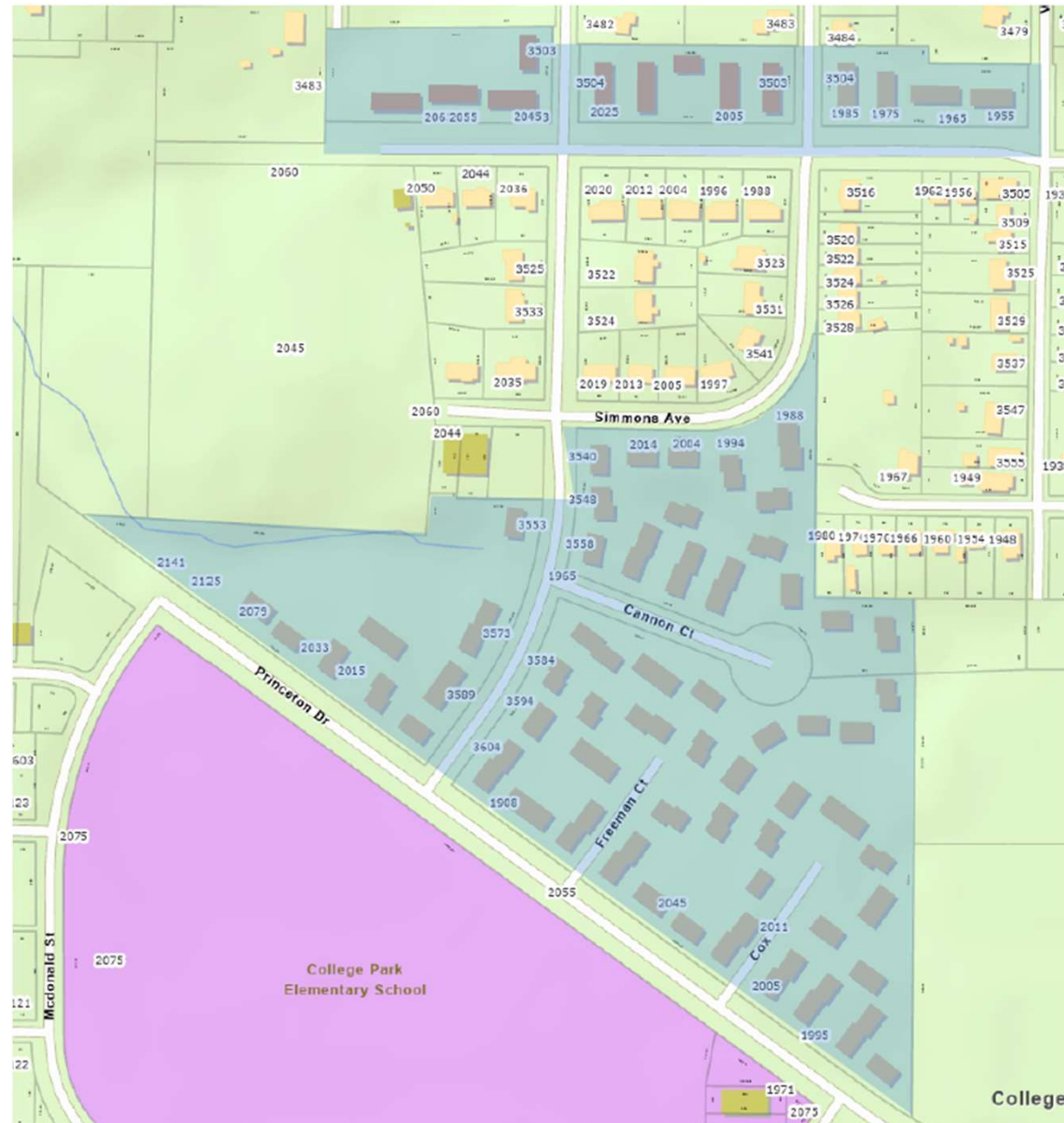
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College View Hills

- 18 acres
- 264 housing units

Slide for
HCPNA
meeting
only



WHY ARE WE HERE?

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Where we are today

- 50-year-old buildings, and all the problems that come with that.
- Insufficient funding for building upkeep and modernization.
- Unmet needs of the community.



Where we want to go

- Completely renovated or rebuilt housing for our Residents.
- Additional facilities / amenities for our Residents.
- Vastly expanded services for our Residents.

**WE CANNOT KEEP GOING
LIKE THIS**

**WE WANT TO REIMAGINE
COLLEGE VIEW HILLS**

FUNDING NEEDS TO CHANGE

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We are working on two programs to increase our funding:

- RAD:
 - Rental Assistance Demonstration program
 - Essentially, it's a funding shift to Section 8.
- LIHTC: Low Income Housing Tax Credits



CPHA is investigating LIHTC and RAD as redevelopment funding option.

HUD has a \$70-90 billion* funding backlog
We cannot hold out for some kind of “windfall”

PRESSING QUESTIONS

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Is the College View Hills development (and Residents) going to be moved to another part of town?

NO

Are we going to decrease the number of affordable housing units?

NO

Are Residents going to be involved in the planning of this project?

YES

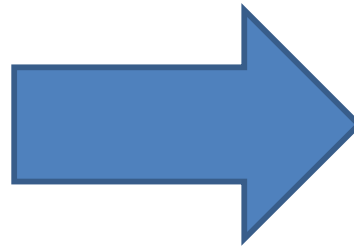
Is any construction, moving residences, etc. going to happen in 2023 or 2024?

NO

Are Resident rents going to change because of RAD?

NO

~~RELOCATION~~



**TEMPORARY
MOVE**

Will residents have to move temporarily while we renovate or rebuild the facility?

Most likely. Safety determines best option

Who pays for that move?

CPHA, not Residents

When will it start to happen?

Too early to say; we're committed to transparency

If Residents honor their lease, do they get to return to one of the new units?

It is their right

RAD EFFORT AND THE RAD COMMITTEE

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PURPOSE

It is the purpose of the CPHA's "RAD Effort":

- To shift College View Hills to the Section 8 funding model, capturing all the advantages to that program.
- To reimagine the College View Hills property's infrastructure to best support a vibrant community for our Residents for the next 50 years.

Key points:

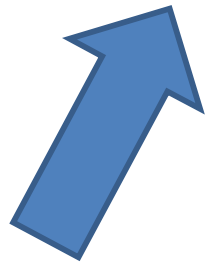
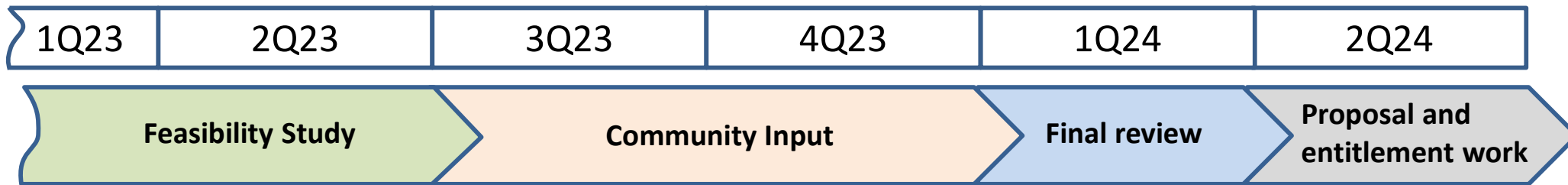
- Residents and community input will be absolutely necessary.
- It is the purpose of the CPHA RAD Committee to provide guidance to and oversight of the CPHA staff as they pursue this RAD Effort.

REDEVELOPMENT PLANNING

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We are embarking on a long journey – one that will take over a year of research and planning – where we will investigate different options and decide on a future vision together.



**We are
here**

Q: What is a feasibility study and why is it necessary?

A: The analysis you conduct before undertaking any real estate development to find out if it is viable. Factors considered include economic, technical, demographic, competitive, and legal.

What makes this study a little different is that we've hired a consultant, Exact Capital, to examine whether multiple kinds of developments are viable.

FEASIBILITY STUDY

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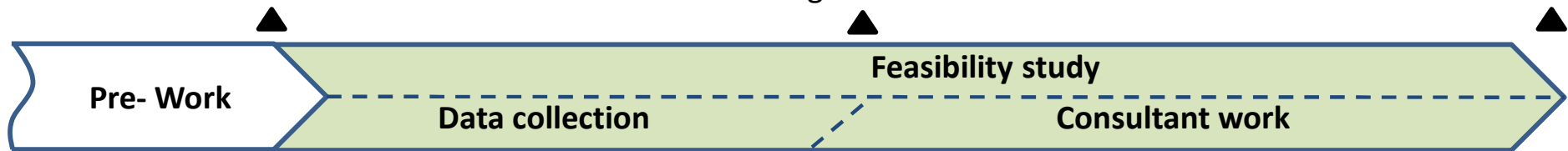


Milestones

19JAN
Kick-off

Consultants
begin work

Findings
released



Key Activities

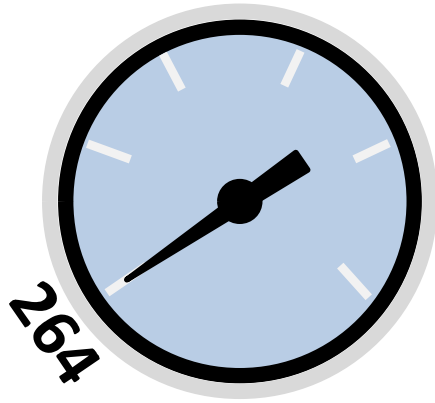
- 2022 spent studying RAD, visiting other developments
- CPHA Board hired a consultant to inform us on “what’s possible.” Exact Capital selected from 5 competitive bids
- College Park Housing Authority collecting and providing records and data to the consultants
- CPHA and RAD Committee conducting broader community outreach, asking for study participants
- Community input
 - **RESIDENTS**
 - Surrounding neighbors
 - City officials
 - Other stakeholders
- Land/ infrastructure assessment
- Housing demand assessment
- Financial modeling

LOOKING FOR OPTIONS THAT WORK

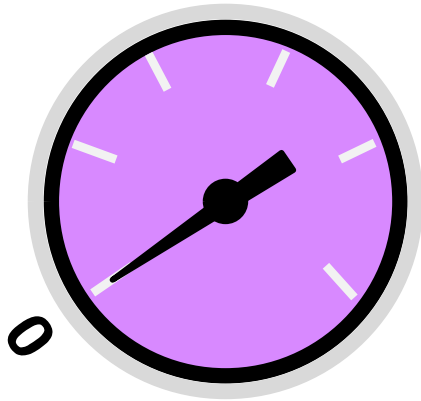
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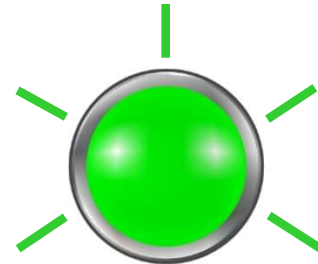
**Section 8
Housing**



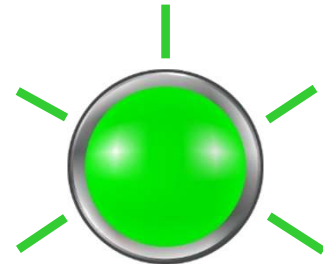
**Workforce
Housing**



**Market-rate
Housing**



**Financially
viable**



**Infrastructure
needs**



Mixed use

UPCOMING: FEASIBILITY STUDY FINDINGS RELEASED

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Target: end of June

Report will contain:

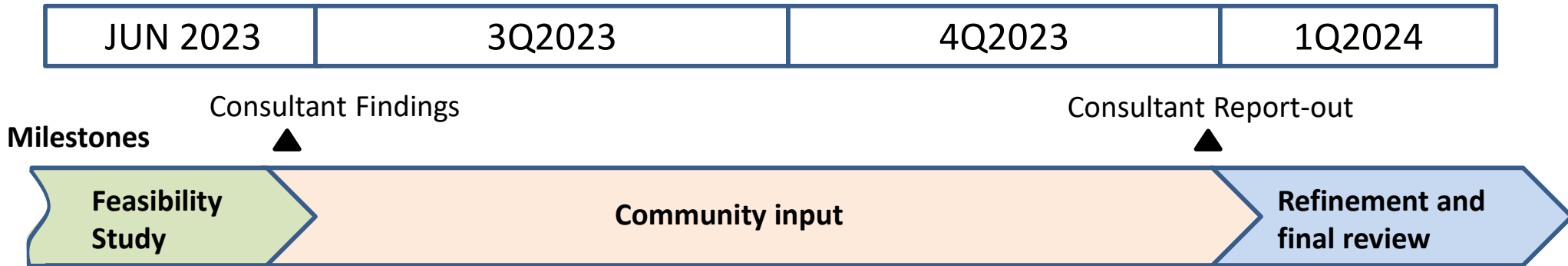
- Summary of input from the various project stakeholders, highlighting areas of agreement and differences in opinion.
- Financially viable options for the College View Hills' future:
 - Renovation?
 - Redevelopment?
 - Voucher-program only?
 - Mixed income?
 - Mixed use?



All options must return with at least 264 Voucher-Program units, available for current Residents

WHAT IS AFTER THAT?

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Key Activities

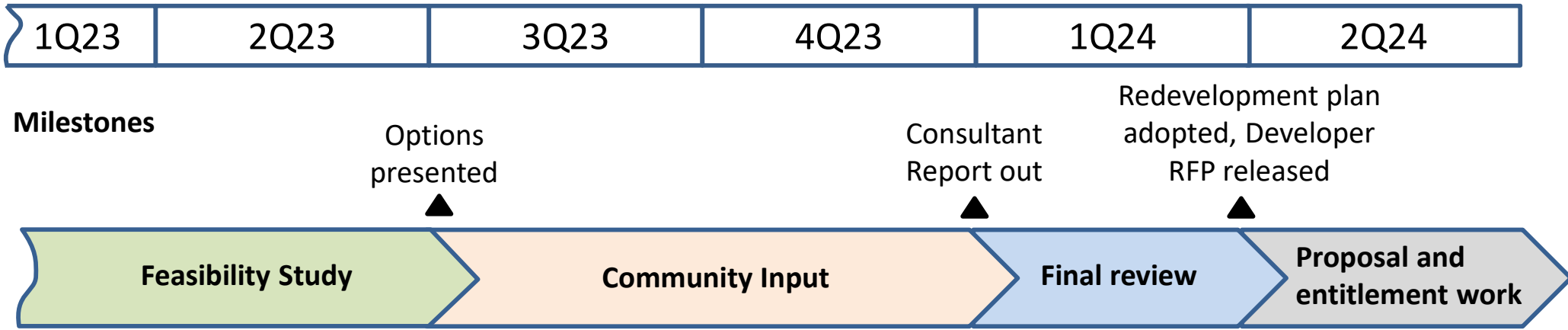
- Community listening sessions
 - College View Hills Residents
 - Surrounding neighborhoods
 - Broader community
 - City officials
 - Business community
 - Other stakeholders
- Polling, possible focus groups and/or design charettes
- Qualitative and quantitative data will be collected and analyzed

Objective:

Gather input and discern areas of broad consensus for the redevelopment plan from amongst the viable options

REDEVELOPMENT PLANNING

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Milestones

Options presented

Consultant Report out

Redevelopment plan adopted, Developer RFP released

Feasibility Study

Community Input

Final review

Proposal and entitlement work

Key Activities

- Data collection
- Stakeholder input, including:
 - Residents
 - Neighborhood
 - City / elected officials
- Financial viability assessment
- Land entitlement assessment
- Community listening sessions
- Polling
- Objective: gather input and arrive at consensus for the redevelopment plan from amongst the viable options.
- A RAD consultant will be identified during this time to assist with Developer selection
- Community outreach
- Conflict resolution
- Entitlement assessment
- Final report to Residents, City, and City Council
- Objective: present stakeholder consensus back to the broad community
- Developer RFP will be crafted during this time
- RFP advertised – 90-day response window
- If land entitlement issues are identified, will work to have these resolved
- Responses will be professionally evaluated

WE NEED THE RESIDENTS' HELP

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- Our most important stakeholder is the Resident
- We need representatives from the Residents at large to work with our consultants
- We need your participation in the Community meetings
- This is the beginning of the RAD / redevelopment discussion, not the end. Let's continue the dialogue.



None of this works if we don't work together

Slide for Resident meeting only

WE NEED THE NEIGHBORHOOD'S HELP

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- Our most important stakeholder is the Resident, but Wards 1, 2, and 3 are all directly impacted – we need to hear from you.
- Representatives from HCPNA already identified to work with our Feasibility Study consultants
- We need your participation in the Community meetings
- This is the beginning of the RAD / redevelopment discussion, not the end. Let's continue the dialogue.



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Q & A

Discussion

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Appendices

WHAT IS MIXED USE?

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A mixed-use development is characterized as a pedestrian-friendly development that blends two or more residential, commercial (retail, office, etc.), cultural, and/or institutional uses.



HOW MIXED-INCOME COULD WORK

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A simple example

