

RAD & Redevelopment Effort

May 2023

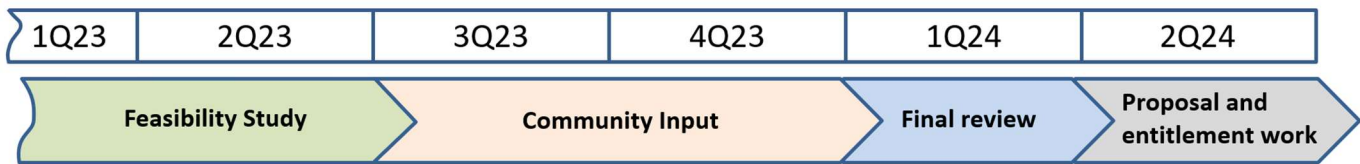


Purpose

The purpose of the CPHA’s RAD and Redevelopment Effort is to explore funding sources to provide Residents:

- Modernized, renovated, or rebuilt housing for College View Hills.
- Expanded facilities (community center, childcare center, parks, etc.).
- Access to expanded services (job training, childcare, wellness, etc.).

Timeline Overview *



**Timeline representation is a best estimate based upon information known before Feasibility Study outputs*

Timeline Details

Phase	Activities/Details	Output
Feasibility Study	<ul style="list-style-type: none"> • Intensive data collection by CPHA staff. • Our consultant, Exact Capital, gathers stakeholder input on community needs: Residents, City, neighborhood, business community, schools, etc. • Financial viability assessment. • CPHA Board will select a consultant to lead the Community Input phase during this time. 	<ul style="list-style-type: none"> • Several options of redevelopment plans that can deliver the infrastructure that the community needs. • Community Input consultant selected
Community Input	<ul style="list-style-type: none"> • Multiple community meetings and listening sessions to present viable development options. • Stakeholder polling. • ARC, our Community Input consultant, will analyze all the input and prepare a report for the CPHA 	<ul style="list-style-type: none"> • Summary of community meetings and presentation of the preferred redevelopment path. • Report to City Council
Final Review	<ul style="list-style-type: none"> • Final round of community meetings to present the preferred redevelopment plan and gather more feedback. • Possible melding of best components of various design options. • RAD Consultant will be identified at this time to lead the Developer selection process. 	<ul style="list-style-type: none"> • CPHA Board approves the redevelopment plan. • Report to City Council • CPHA Board selects RAD Consultant.
Proposal & Entitlement Work	<ul style="list-style-type: none"> • Request for Proposal (RFP) will be issued to identify our Developer Partner. • If they are identified, land entitlement issues will be addressed. 	<ul style="list-style-type: none"> • If needed, land entitlement issues worked out with City. • Developer partner selected, work begins on final site design and financing.

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Terminology

RAD: U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program, where Public Housing properties are reclassified as Section 8 Voucher Housing.

LIHTC: U.S. Treasury Department's Low Income Housing Tax Credits (LIHTC (lie-tek)) program. When awarded, a percentage of the development costs are offset by tax credits, which attracts developers.

Feasibility Study: The analysis you conduct before undertaking any real estate development to find out if the project is possible. Factors considered include economic, technical, demographic, competitive, and legal. What makes the CPHA study a little different is that our consultant will identify multiple viable development options.

Community Input: The official phase where the College View Residents and College Park community can see the various redevelopment options and give their feedback. This feedback will drive the ultimate redevelopment decision.

Frequently Asked Questions

Q: Will the Residents and the community have a voice in how the property is redeveloped?

A: Absolutely. Residents, neighbors, and other stakeholders will have an active role throughout the process. That will start with members of the community being interviewed by the Feasibility Study consultants on what they want to see in the future. After the results of the Feasibility Study come back, public meetings will be held to present the various redevelopment options and solicit feedback.

Q: When will construction begin?

A: It will take two to three years – maybe longer – to conduct all the planning and to secure the funding. The earliest we can expect construction to start will be 2025, but it could be later. It will likely take several years more to complete the whole project. We don't have all the answers right now, but the CPHA is committed to transparency throughout this process. The CPHA will work hard to ensure no one is surprised.

Q: When construction starts, will Residents have to move?

A: Yes, TEMPORARILY! Safety concerns for residents prevent renovation or redevelopment work from beginning while families are still in a building. Every effort will be made to move families to units on the property.

Q: Do Residents get to come back to College View Hills and move into a new building?

A: Absolutely. Anyone who honors the terms of their lease has the right to return to the new development.

Q: How many Section 8 units will there be in the new development?

A: Today, there are 264 units in College View Hills. By law, we must make plans that return at least that many. If we can increase that number, we will.