

PSO Transformation Plan

Frequently Asked Questions *(Updated 9/19/18)*

Q: What is CNI?

A: CNI, or the Choice Neighborhoods Initiative, is a grant program administered by the U.S. Department of Housing and Urban Development that supports locally driven strategies to transform neighborhoods of extreme poverty into sustainable, mixed-income communities of choice. HABC and the City were jointly awarded a \$30 million CNI implementation grant on July 6, 2018 to implement the Perkins Somerset Oldtown (PSO) Transformation Plan which includes redevelopment of Perkins Homes.

Q: Who is the developer for the redevelopment of Perkins Homes?

A: PSO Housing Company, LLC is the developer. This is a joint venture consisting of Beatty Development, Henson Development, Mission First and McCormack Baron Salazar.

Q: What is the timeline for the project?

A: HUD expects that the PSO Transformation Plan be completed in approximately six years.

Q: Who is eligible for relocation benefits and assistance?

A: All households living at Perkins Homes on November 22, 2017, the date of the CNI grant application submission, are considered original Perkins Homes residents. Original Perkins residents will be eligible for relocation benefits and assistance upon receiving a formal Notice of Eligibility for Relocation Assistance from HABC. In addition, because the Perkins Homes redevelopment is a Rental Assistance Demonstration (RAD) project, any household who moved into Perkins Homes after November 22, 2017 and before RAD grant award (which is still pending) will also be eligible for relocation benefits and assistance upon receipt of Notice of Eligibility.

Q: When will Perkins Homes residents have to relocate?

A: No Perkins relocation will occur for at least a year, and maybe longer. Relocation will be phased based on the final demolition phasing plan. HABC is working with the developer

team to finalize a phasing plan and schedule. Once the relocation phasing is finalized, HABC will provide more details about the relocation schedule. HABC will also prepare a written Relocation Plan, in consultation with residents which will outline the specific schedule, resident rights, and obligations of HABC. The relocation plan and schedule will also be developed in consultation with City Springs school leadership to minimize disruption for children during the school term. HABC will send residents a *Notice of Eligibility for Relocation Assistance*, which will mark the official start of the Relocation Program. Please do not move now as you may forfeit your relocation benefits if you move before official relocation begins.

Q: Who is eligible to return to a redeveloped PSO unit after construction?

A: All original Perkins Homes residents (i.e. those living at Perkins Homes on November 22, 2017 when the CNI funding application was submitted to HUD) and those who subsequently moved into Perkins Homes have a right to return with no additional screening criteria imposed on them, as long as they are income eligible and in ‘good standing’ when they relocate from Perkins and remain in good standing during the relocation period. In this case, ‘good standing’ means compliance with the terms of the lease. The right to return for original families will be written into the Relocation Plan and HABC’s Annual and Continued Occupancy Policy. All Perkins Homes residents will be assigned a caseworker to make sure they have the support they want and need, and who will work with them to remain in good standing.

Q: What if I move now on my own?

A: Do not move before receiving the *Notice of Eligibility for Relocation Assistance* or before you receive relocation counseling assistance. If you do, you will not be eligible for relocation assistance.

Q: How much rent will I have to pay for my relocation unit?

A: All the rental relocation options are affordable, including a newly constructed replacement unit in the PSO neighborhood, a Section 8 voucher and transfer to public housing unit at another HABC development. Residents will continue to pay no more than 30% of their adjusted gross income for rent.

Q: Who will pay the relocations costs for Perkins Homes residents?

A: HABC will pay the relocation costs for all moves whether they are temporary or permanent moves.

Joseph L. Smith
Chairman, Board of Commissioners

Janet Abrahams
Executive Director



Q: Will Perkins Homes residents have to move more than once?

A: HABC intends to construct the new mixed-income housing in phases with the first two phases being constructed on vacant parcels in the PSO neighborhood. The goal is to, whenever possible, build first and provide current families an opportunity to move directly into a newly constructed unit in the neighborhood. While HABC cannot guarantee that every household will only move once, every effort will be made to reduce the number of moves Perkins Homes residents have to make.

Q: What if Perkins Homes residents do not want to return to a newly constructed unit in the PSO Neighborhood?

A: It is HABC's hope that all Perkins Homes households will want to stay in the newly revitalized community and the PSO Housing Plan provides opportunities for all residents who want to remain here to do so. However, HABC will provide residents with the following relocation options, so they can make the best choice for their family. (1) As part of the CNI implementation grant application to HUD, HABC requested 491 additional Tenant Protection Vouchers for families who wish to relocate using a Section 8 voucher. (2) HABC will also prioritize Perkins Homes residents who are interested to transfer to another HABC public housing community. (3) In addition, although homeownership units will not be built as part of the PSO Housing Plan, HABC will offer down payment assistance to eligible first-time homebuyers from Perkins Homes who choose to purchase a home elsewhere as part of the relocation program.

Q: What supports will be provided to Perkins Homes residents during the relocation process?

A: Prior to any relocation, Perkins Homes residents will be provided mobility counseling and support by HABC's relocation contractor. Relocation staff will meet with each household well in advance of their move date to discuss relocation options and the benefits of each type of relocation. These relocation counselors will help residents make the best decisions for themselves and their family. They will also work closely with the CNI Case manager to offer additional supports, like credit counseling, to address any potential relocation barriers. HABC will also track families for the duration of the CNI grant

period, approximately 6 years, so they can continue to provide ongoing support before, during and after relocation and re-occupancy.

Q: Will the redeveloped Perkins Homes have the same bedroom mix?

A: The Housing Plan includes the following mix of units by type and bedroom size. The bedroom mix for the proposed replacement units, while slightly different from the existing unit mix, reflects the needs of current Perkins Homes residents.

Bedroom Size	Existing	Planned Replacement Units	Additional LIHTC Units	Additional Market Units	TOTAL New Units
1BR	178	208	100	125	433
2BR	302	267	139	235	651
3BR	128	140	37	57	240
4BR	19	19	0	0	0
5BR	0	0	0	0	19
6BR	2	2	0	0	2
Total	629	636	276	417	1,345

Q: Will the redeveloped Perkins Homes units have handicap accessibility?

A: Yes. Each phase of the Housing Plan will reserve a minimum of 5% of each bedroom type as Type-A accessible units and 2% as accessible to persons with hearing/visual impairments.

Q: Do I have to pay utilities if I move to one of the replacement units in the PSO neighborhood?

A: Yes, all the new units will be individually metered. So, residents must get a BGE gas and electric account in their name and make payments directly to the utility company. The CNI case management provider, will assist residents in addressing any issues with credit so they can open a BGE gas and electric account.

Q: I have other questions. Who do I contact for answers?

A: Please contact Kevin Gallaher (Kevin.Gallaher@habc.org or 410-396-4203) at HABC.