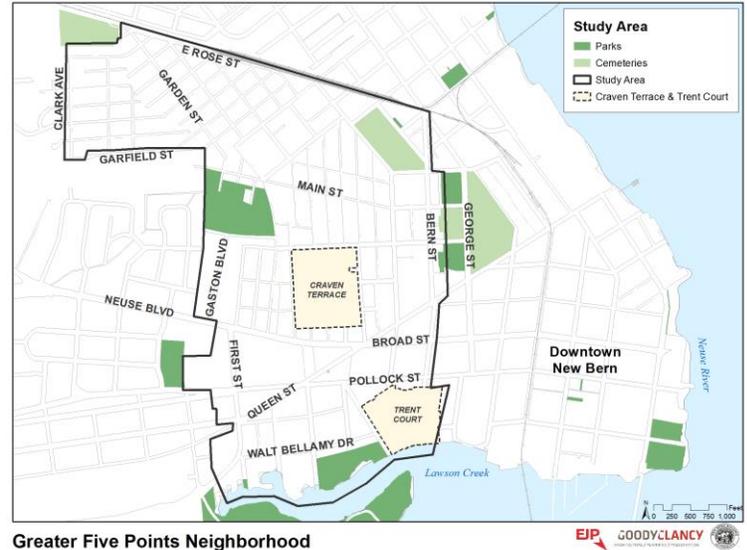




What is Choice Neighborhoods?

Choice Neighborhoods (CNI) is a new HUD program that focuses on improving distressed neighborhoods around public housing and vacant housing in the community and investing in people and neighborhood assets. The three goals of the CNI program are:

- **Housing** – Replace distressed public and/or assisted housing with high quality mixed-income housing that is well-managed and responsive to the needs of the surrounding community.
- **People** – Improve educational and lifelong outcomes for youth with services and supports delivered directly to youth and their families.
- **Neighborhood** – Attract public and private reinvestment in distressed neighborhood to offer the kinds of amenities, including safety, good schools and stores that are important to families' choices about their community.



The goal is to transform communities as well as the lives of residents. It requires dedicated public/private partnerships and broad-based community support.

The New Bern Housing Authority (NBHA) and the City of New Bern were awarded a planning grant and are working with the community to develop a detailed Transformation Plan for the Greater Five Points Area neighborhood, Craven Terrace and Trent Court public housing developments, and the residents of public housing and the larger neighborhood.

A community-driven Transformation Plan will be completed by February 2016. Then NBHA, the City and the community will pursue funding to implement the plan, which may include submitting an application for \$30 million of CNI implementation funding.

Requirements of the Choice Neighborhoods program include:

- One-for-one replacement of existing public housing units.
- Mixed-income housing that includes public housing, tax credit and market-rate units.
- Resident involvement during planning and implementation.
- Partnering with educators and service providers to provide effective services to improve the academic and developmental outcomes for children and youth.
- Supportive services, mobility counseling and relocation assistance for those relocated from the site during revitalization.
- Right to return to new housing as long as tenant remains lease-compliant.
- Preservation of affordable housing in the neighborhood and other activities so existing residents have benefit from neighborhood improvements.

Frequently Asked Questions in New Bern

Q1 Do you already have a plan for the neighborhood and the public housing?

Answer: No, there is no CNI plan yet. The community is just beginning to look at different ideas for improving their neighborhood and access to services. Residents will help write the plan.

Q2 What is mixed-income housing?

Answer: In mixed-income housing, units for persons with different income levels are mixed together in the same building/development and no one knows the income of their neighbor. The units are designed and managed the same, regardless of the residents' income.

Q3 If Trent Court is revitalized, what are my housing options?

Answer: Revitalization that includes demolition and new construction of public housing under CNI must follow a law called the Uniform Relocation Act. Displaced residents have the right to select their rehousing options. These will likely include moving to another public housing site, using a Housing Choice Voucher to move into private housing, or moving directly into a new unit if the revitalization process is phased. Rent will remain the same as now – essentially 30% of income – for low-income persons.

Q4 What is the status of Craven Terrace?

Answer: An application and plans for RAD renovations are pending approval at HUD. If approved, Craven Terrace will undergo extensive interior renovations and upgrade of systems under that program.

Q5 What help will I get if I have to relocate?

Answer: The law requires that relocated residents be provided comparable housing units, be given enough time to make a rehousing choice, be reimbursed for moving costs, and work closely with a relocation counselor to provide assistance before, during and after the move.

Q6 If Trent Court is demolished, what happens to the land it now sits on?

Answer: NBHA owns the land but HUD holds a Declaration of Trust on the land that requires that it be used for affordable housing purposes. NBHA cannot sell the land without HUD approval and without a plan to address the housing needs of current residents.

Q7 How can the plan deal with concerns about gentrification?

Answer: Improving the neighborhood includes encouraging new households with a broad range of incomes to move into the area. This will create greater demand for services that will attract new businesses and amenities to the community. This may cause residents to be concerned about whether they can afford to continue to live in the neighborhood. The CNI plan will help residents with ways to address these concerns, such as programs to increase home-ownership opportunities and workforce readiness.

Q8 How do I get more information about the Choice Neighborhoods program?

Answer: Go to the Choice Neighborhoods website to find information about the planning process in New Bern, including notes from resident and community meetings, reports, and upcoming events (www.ChoiceNewBern.com). You can also go to HUD's Choice Neighborhoods website to get more information and see what others are doing to improve their communities (www.hud.gov/cn). Or you can call Mickey Miller at 252-633-0800, ext. 30 or Tharesa Lee at 252-633-0800, ext. 26.