

***Q & A Session following Section 18 Conversion meeting held with residents of the single-family homes on October 12, 2021.***

**If I decide that I want to buy the home and I can do that but the home needs repairs, will that work be done before the home is put up for sale?**

Repairs will be done prior to the homes being sold.

**Will I need a down payment if I decide to purchase the home that I'm currently in?**

Yes, CH will be working with other agencies that provide down payment assistance. There are plans to implement a lease purchase program so if you are not ready to buy the home right now, you will be able to rent it for a while and then purchase it within a five-year period.

**What if I have school age children and I am in a unit that that I must move out of, will CH help me find a unit that is still in the same area so my children are not disrupted during the school year or is there a possibility I may have to move to a different school district?**

CH will work with everyone to try to keep you within the same school district, if you are moving temporarily because we are repairing your home and you are going to come back to it, CH will work with you and the school district to ensure your child stays at their home school. If you are not going to stay in your home, you will be provided with a tenant protection voucher and staff will work to refer you to a property in the same school district.

**If I am a single person and I am currently in a 3 bedroom house, and I am not going to buy that house and I need to move because of section 18 will I be able to find a similar size unit or will I be downsized to a 1 bedroom unit?**

HUD requires that families must be in an appropriate size unit to continue to receive subsidy. So, if you are a single person living in a 3-bedroom house, you will be transferred to a 1-bedroom unit.

**If I am in a smaller unit and have need for a larger unit and have not been able to get moved into a larger unit, would that be something that could be addressed during that time?**

Yes, that is what HUD calls right sizing. Families must live in the right size unit for the family. If you are in a smaller, you could qualify for a larger unit depending on family make-up.

**Do I need to keep paying my rent?**

Yes, you are currently under a lease and required to rent; you must also keep the utilities in your name, pay your utilities and comply with all the terms of the lease. You must be in compliance with your lease in order to be eligible to receive a tenant protection voucher or to be able to purchase your home with a homeownership voucher.

**Will my rent change if I move temporarily because of because of construction or rehab.**

No, you will continue to pay the same rent that you were paying before you had to move. When you return, your rent will be calculated based on your income. The voucher program uses the same formula as public housing to calculate rent. If you are on a flat rent, it is possible that you would have to pay more rent because the voucher program does not have a flat rent.

**If I am in a 3-bedroom unit now and I have 3 children I qualify for that unit; will I still be able to keep what I qualify for currently?**

You will keep the size of the unit appropriate for your family size, if your family currently meets the 3-bedroom criteria you will keep that sized unit. Each family will be met with to determine their unit size.

**If I am a single person in a 3-bedroom unit but I want to buy that unit will I be able to make that purchase?**

If you can purchase your home with no subsidy, you may purchase a home regardless of your family size, but you would have to purchase the home at the current of praise value and you would have to be able to purchase that with no subsidy, if you are going to receive subsidy then you have to purchase a home for the correct size.

**If you do not meet credit requirements to secure a mortgage, what options do you have to purchase?**

You will be referred to a credit repair agency who will work with you to help you repair your credit. You will ultimately have to qualify for a mortgage from a bank for a portion of the price of the house to be able to purchase it. That is why a lease/purchase program is being developed. If you do not qualify initially but you are interested in purchasing, then CH can allow you to go into the lease/purchase program, where you would continue to lease your unit while you are working on repairing your credit. As soon as you can qualify for that mortgage, then you would be able to purchase the home.

**Will the voucher that people receive during this process be equivalent to the amount of rent that individual is paying now?**

You pay 30% of your income and then the voucher pays for the difference on that rent.

**What do you have to have to get a loan from a bank? And what if you are not able to get that loan?**

If you are not going to be able to secure a loan, then eventually you'll have to use a voucher to rent elsewhere. However, there will be additional opportunities to pursue homeownership if someone is not ready. CH offers homeownership classes that will be required of anyone wishing to purchase a home. Detailed information regarding credit worthiness and the basics of owning a home are covered during these classes.

**We are getting questions about specific sizing of units, it is difficult for staff to assess individual situations in this setting, what should residents with questions about sizing do?**

Please reach out to your property manager if you have questions about the size of unit that you will be eligible for when the conversion begins. Additionally, each family's size and composition will be reviewed to ensure they are in the correct sized unit.

**Do we have a range of prices for what the single-family homes are going to be sold for?**

All homes will be appraised and sold at market value per HUD guidelines.

**If am in the lease/purchase program will the amount that I pay in rent, go towards the future purchase?**

You will be able to earn credits for equity as you are living in the house.

**What if the purchase price drops within the market within five years? Does that affect the price that I pay?**

Yes. The bank that finances the mortgage will order a new appraisal on that house and will value it accordingly.

**Will bathrooms be added to units during the renovation process?**

Each house will be reviewed individually for specific work, there may be a few homes where additional baths can be added but that is not expected in many units.

**What will the moving process consist of and how much of the process will CH cover?**

Do not do anything right now. This is a preliminary meeting to share all information about the plans for the houses. If you move, you will lose the benefits that you might be entitled to.

A moving company will assist each family when that time comes. Packing supplies will be provided and those that choose to self-move will be provided a flat fee based on a federal schedule. Residents with disabilities or that are elderly will be provided the option of having additional assistance during the process. All moving assistance will be provided at no cost. Each family's needs will be assessed to help them through the moving process if they are required to do so.

**Help, how far in advance will I know that I am going to be moving? There's some concern that there might just be a short notice.**

Families that will need to move will have at least 6 months' notice prior to having to move. Staff anticipates beginning to have conversations with impacted families in January of 2022.

**What if the house you are currently in has maintenance issues but is fairly new construction?**

Staff is aware of many issues within the current inventory and are addressing them as quickly as possible. In some cases, homes may not be fit for a family to continue living in and those families are being relocated as needed. Other homes only require minor repairs and those will be addressed during the renovation. If there are problems in your current unit please contact your property manager to discuss your individual situation.

**If I take the voucher, can I move out of state with that voucher?**

If you choose to take the tenant protection voucher, you can take that voucher anywhere in the country including Hawaii, Puerto Rico, or Guam.

**Will someone that was a relocated Allen Benedict Court resident be able to participate in section 18.**

Yes. If you are currently living in a single-family home, regardless of where you might have come from, you will participate in the section 18 program.

**Where will this information be available after the call ends?**

On CH's website and YouTube channel.

**What is the timeline for this process?**

CH hopes to have the Section 18 application submitted to HUD in December. In January, CH will start meeting with each family, to talk to about housing options and what option might work best for that family. CH expects to get HUD approval in April of 2022. Additional meetings will be held beginning in May 2022 for families to select their final housing option. we would meet with the families again for you to select your final housing option. The first moves should happen sometime in June 2022 and work will occur over a 24-month period.

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