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***Q & A Session following the 2<sup>nd</sup> RAD Conversion meeting held with residents of the Scattered Sites communities on October 26, 2021.***

**Are we in violation of HUD rules and regulations if we did not attend the first resident meeting?**

The housing authority is required to sponsor two meetings to explain the process to residents prior to submitting a conversion application to HUD. Residents do not have to attend these meetings in order to be eligible for RAD.

**Since there are multiple properties in this conversion, is there a timeline by community of what work will be completed when?**

Staff anticipates grouping the properties together based on location to complete the work in phases. Architectural and engineering reviews are still in the process of being completed so no definite timeline has been established to date with which properties will be completed at what time. That information will be communicated to residents as soon as it is finalized.

**Can you explain the process of completing work in phases and how that will impact moves?**

Staff anticipates submitting the conversion application to HUD in November, HUD typically takes about 60 days to approve the application. Once approval has been received the process of identifying what properties will be renovated first and where those residents will be relocated can begin. As there are 18 properties within the Scattered Sites, work will take place on approximately 6 communities at a time. As units become vacant due to move-outs those units will not be re-occupied in anticipation of work beginning soon. Vacant units will be used to temporarily house residents while work is completed on their unit. As work is finished, families will be moved back into completed units. Staff is hopeful that many families will only have move once as renovations are being completed in phases.

**If someone doesn't want to return to the property where their unit is currently, will they be able to get a housing choice voucher instead?**

There may be families that have the option of receiving a voucher if there is not a comparable unit for them to move back into once work is complete, however the vouchers associated with RAD are tied to the unit and under most circumstances a family has to be in a RAD unit for a year before requesting a Housing Choice Mobility voucher. A Housing Choice Mobility voucher allows a family to take that voucher anywhere in the county, state or country that accepts vouchers.

**Is there going to be a list of properties that residents are going to be able to choose from when they asked to relocate during this during this renovation process?**

Due to the projected short nature of the relocation (6 – 16 weeks) staff anticipates assigning temporary units to families while renovation work is completed. Everyone is guaranteed a unit under the conversion and will be able to return to their community in most cases. Some families may be in a different size unit depending on their current family size and composition and make up.

**What moving expenses will Columbia Housing cover during the moves?**

There will be no cost to the residents and all the moving materials will be supplied. Elderly and disabled residents can request additional assistance and movers will pack their belongings for them. A relocation specialist will be assigned to the property and will be available to assist residents with the process.

**Will CH pay for utility transfers during this process?**

If there is a cost for the transfer CH will pay that cost. CH will not cover delinquent balances or security deposits that may be required by the utility company.

**Will there be cash assistance provided to residents for the moving process?**

CH is covering all expenses related to relocation, no individual stipends will be provided.

**Can you explain more about families being in the right sized unit and how that might impact families?**

Under the RAD program, CH is required to make sure that there are units that facilitate every family. Each family's composition will be reviewed to make sure they are in the correctly sized unit and will be offered a unit that accommodates their family size on the new site.

Some families may be in a smaller unit than they qualify for and some may be in a larger unit than they qualify for, all families will be reviewed to ensure they are housed in the appropriately sized unit.

**Can I use my voucher for homeownership towards homeownership if I request and receive a Choice Mobility Voucher?**

If you otherwise qualify for homeownership then you will be able to use your voucher for homeownership. There are specific qualifications we will share with the tenants and tell you what you would need to do to be able to qualify the homeownership program.

**If you are required to downsize because you are in a unit larger than what you qualify for, what do you do with your possessions?**

Individuals will have to make those decisions themselves; CH cannot tell residents what to do with their belongings. Per HUD guidelines, families must be in correctly sized units based on their family composition.

**Will hotels be used during the temporary relocation?**

CH does not anticipate using hotels during this process. CH has temporarily housed families in hotels in emergency situations but they are not good options for longer term stays.

**Some residents view this process as punitive, what choices will they have relating to the moves?**

Staff is working to provide modern, updated units to residents and hope the process is not viewed as punitive. Moves will be temporary and done with as little disruption to the resident's life as possible.

**Can someone with a voucher for a 2 bedroom unit use it towards a 3 bedroom unit if they are willing to pay the difference?**

If a resident has income that allows them to pay at least 40% of their income in rent they could possibly use their voucher towards a larger unit. Situations will be reviewed on a case by case basis to determine affordability of the unit and the families ability to pay.

**Will staying with a family member be an option during the temporary relocation?**

Yes. Residents will be offered the family and friends option. This allows residents to stay with family and friends during that period and a stipend will be paid to them during the stay.

**If I have school aged children and do not want to relocate them from their current school will that be taken into consideration when it comes time to move?**

CH will make every effort to keep families within the same school district but there may be instances where that is not possible. In those cases, staff will work with the school district to see if arrangements can be made to accommodate the parents wishes.

**Will residents be asked to move to other housing complexes like, Latimer Manor?**

No, residents of the scattered sites will be relocated within other scattered sites properties.

**What about if I received a utility check before the renovation started? Once a renovations are complete and I've returned to that community. Will I still get a utility check,**

The calculation for rent on the voucher program is the same as it is for the public housing program so when units convert from public housing to project based vouchers, rent will be calculated using the same formula. If you are a public housing tenant that is currently paying a flat rent, you could be paying less than 30% of your income at the time the property converts you will eventually have to pay 30% of your income because the voucher program does not have a flat rent. If a family's rent does go up more than 10% or more than \$25 that rent increase would be phased in over a three year.

**Would it be easier to move resident's items and belongings into storage rather than having to move them two or three times?**

Staff hopes to move families as little as possible. If a family chooses to stay with family and friends a storage option may be considered but overall the expectation is to minimize the inconvenience of moving as much as possible.

**If someone has been over-housed in unit that is too large for their current family composition will they receive a refund?**

No, rent is always calculated based on income regardless of the unit size.

**Some residents still feel the process is unfair and punitive as they have not been asked their opinion on the proposed plans.**

The conversion will provide CH residents with much better units when work is complete. The initial meetings being held now are to provide residents with as much information as possible.

There will be a relocation worker that will be meeting with each resident to help establish your individual relocation plan. Information regarding moves and relocation will be given to each resident when it becomes available. The extent of work being conducted at each property varies but all plans are being formulated to minimize inconvenience to CH residents.

**If someone needs an extra room for medical equipment will that be taken into consideration during the process to establish the correct size unit for a family?**

Yes, HUD refers to that situation as a reasonable accommodation. If you have an individual in your household who has a disability or some kind of special needs, then there is a process where you can bring in medical documentation and CH will work accommodate that need.

**Will there be handicap accessible units at the sites?**

There will be handicap accessible units and disabled accessible units in the newly renovated communities. If a family cannot be accommodated in their current community another accessible unit will be identified and offered to them.

**Will there be additional site amenities like wireless or basketball courts, or community rooms in these newly renovated properties?**

That depends on the property. Some properties have room to add those things in, some do not. CH will provide some Wi-Fi and there will be a hotspots added to improve reception. Space on the site will determine whether or not additional outdoor amenities like playgrounds can be added.

**What are the sites that are covered in scattered sites?**

Archie Drive

Arsenal Hill

Atlas Road

Celia Saxon

Congaree Vista

Corners

Elderly Cottages

Fontaine Place

Greenfield

Pinewood Terrace

Fair Street

Overbrook/Thornwell

Pine Forest

Rosewood Hills

Rosewood Senior Building

St. Andrews Terrace

Waverly

Wheeler Hill

Yorktown

**Um getting some questions about again, about bedroom size and assignments and these are going to get you know, get they start getting specific really fast.**

It is best to talk to your property manager regarding specific situations but as a general rule will that are of the same sex will be placed in one bedroom for bedroom calculation sizes. The general rule of thumb is two people per sleeping room except for opposite sex over the age of two. All individual family situations will be reviewed as part of this process.

**Is there going to be a set cost for one, two, and three bedroom units or will rent be income based?**

Both the public housing program and about your program calculate tenant portion of the rent in the same manner so, the rent will continue to be 30% of your income.

**What work is being planned for St. Andrews Terrace since some remodeling has already been done at that property?**

Work has been done previously to kitchens and bathrooms at this site. Work will include flooring, ceilings and HVAC upgrades.

**Will there be washer and dryer connections at Saint Andrew's Terrace?**

Staff would like to see washers and dryers in every unit where possible. Some units may not have enough space but those plans are being developed now. St. Andrews Terrace had some units where vents were not installed correctly and that will be corrected during this renovation.

**Will bathrooms be added to units?**

Some units may have space to add a half bath but not all will accommodate that addition. The architectural and engineering team is currently reviewing locations to determine where those additions will occur.

**Will washers and dryers currently in units be upgraded?**

We are evaluating what units need those appliances now and will have more specifics at a later date. CH will place washers and dryers in as many units as possible during the renovations.

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