

Q & A Session following the 2nd RAD Conversion meeting held with residents of Hammond Village on October 19, 2021.

Can you talk a little bit about what capital needs are?

Capital needs are repairs that need to be done at properties when maintenance has not been completed on a regular basis due to lack of funding. Rehab work being planned for Hammond Village will include a lot of interior and exterior work resulting in a much-improved community.

What kind of amenities will be on the site, want to redevelopment is done?

Planning is in progress for these types of features. There will be a Community Center that houses the property management team and provides space for resident programming. Resident input will be sought to provide feedback on additional features that may be added to the site such as playgrounds and walking trails.

What kind of programming will be available at the community once the redevelopment is done?

Staff has not finalized programming and will seek resident input for types of things to be included. One of the issues being considered is whether to gate the community to improve safety concerns and

If I choose a voucher, will I be able to use that voucher outside of Richland County?

Yes, once you receive a choice mobility voucher, you can use that anywhere in the United States.

Will space be added to units during the renovations?

Space will be better utilized in the existing units. Staff is looking at whether or not additional bathrooms might be added in some units dependent on space.

Will there be handicap accessible units on the new site?

Yes. Absolutely. Whenever substantial rehab is done per the Americans with Disabilities Act, 5% of the units must be fully accessible.

What is the timeline for relocation and rehab to take place?

No tenants at Hammond Village are expected to have relocate off-site. Staff anticipates beginning to move families in the Summer or early Fall of 2022. Construction will be done in phases allowing families to be moved into other units on the site while work is being done. Making sure families are in the correct sized unit is also an important part of the RAD conversion and families will be moved into appropriately sized units when they are moved back to a permanent location.

Is gating the community is a possibility to address safety concerns?

Staff is looking at that option now and welcomes resident input regarding the issue.

Will the rent at the newly renovated units be the same as it is on the units currently?

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.

In general rent will be the same unless a family is paying flat rent. The voucher program does not have a flat rent component and all families participating in a voucher program will be required to eventually pay 30% of their income.

Will there be additional parking added to the community and will there be any work done to improve the roads within the site?

Staff will review current parking and analyze whether additional spaces are needed based on occupancy and current building codes.

Can I use a voucher towards homeownership?

If you otherwise qualify for homeownership then you will be able to use about your voucher for the homeownership units. 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.

Will residents that have had prior issues relating to housekeeping or lease violations be able to return to the site?

It is important to remember that to be eligible for the vouchers, you must be in a good standing. Residents must be current with rent and in compliance with their lease to qualify for the program. Units will be inspected prior to any moves being made and checked for damages. If damages exist, the tenant could be charged.

Will there be wi-fi at the site when renovations are complete?

Yes, each unit will have wireless and there will be hotspots around the community to ensure connectivity.

Will I be responsible for utility payments?

Any utilities you are currently paying will still be your responsibility once renovations are complete.

Will I be responsible for moving and packing my own belongings?

Staff is drafting plans that will allow families to move as few times as possible, ideally, families will only have to move once. Work will be done in phases to complete sets of units at one time, families will be moved into those units as work is done on the units they were in previously. Columbia Housing has hired a moving company that will supply moving supplies and assist families as needed. Elderly or disabled residents will have the option of having the moving company move them totally. There will be no cost to residents for any of the moving process.

When will residents receive additional information?



Staff will hold additional meetings to discuss design and gain feedback after the initial approval for the conversion is granted which will be in early 2022.

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