

Reno Housing Authority

**HAWK VIEW
APARTMENTS
REDEVELOPMENT
PROJECT**

**Hawk View
Resident Meeting**



- PHAs don't receive enough federal funding to continue to maintain, repair or replace public housing properties.
- Section 18 is a HUD tool that RHA intends to use to "reposition" Hawk View to access private capital & additional funding to for the redevelopment project and also convert from the public housing platform to the Section 8 platform via project-based vouchers.

What is Section 18?

Demolition/Disposition Program



- PHA demonstrates through a Capital Needs Assessment (CNA) that the site meets the “obsolescence” threshold to qualify for demolition.
- PHA submits a Section 18 application to HUD.
- Once approved, the PHA removes the property from public housing and begins to secure funding for the redevelopment project.
- Once all the funding is secured, plans are in place, and residents have been relocated, the PHA can move forward with the redevelopment.

How does Section 18 work?



After Redevelopment

Important things to know

Still Affordable

All units at redeveloped property will be affordable for low-income households.

The redeveloped property will be owned and managed by RHA.



More Units Available to Community

The goal of the redevelopment is to help address the need for more affordable housing in the community by increasing from 100 units to around 200.



Project-Based Vouchers

RHA will be assigning project based vouchers to many of the new units.

Original Hawk View residents, *who meet PBV eligibility*, will be offered the opportunity to return before RHA begins leasing to the wider community.

Section 18 Resident Relocation Requirements

- PHA must offer all residents comparable housing and continued rental assistance, based on household eligibility (e.g., Public Housing, tenant based voucher, etc.)
- Issue 90-day notice to residents
- Offer Counseling/advising services (provided by HousingToHome)
- Pay actual and reasonable moving costs (e.g., security/utility deposits)
- Comply with fair housing (e.g., accessible units)
- Cannot begin relocation (issue 90-day notice) until HUD approval
- Cannot begin demolition or complete disposition until residents relocated

IMPORTANT THINGS TO KNOW

01

Check out RHA's website for more information on Section 18 and the Hawk View Redevelopment Project

02

Attend Resident Meetings

03

Ask questions

04

Request clarification or more information before signing documents

05

Indicate if you need additional assistance