



Executive Director
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Public Housing Repositioning FAQs (Section 18) – Hawk View Apartments

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Below is a list of responses for Frequently Asked Questions related to the Section 18 Demolition/Disposition Project at Hawk View Apartments. If you have any other questions, please send them in an email to RHA’s Development Department at hvproject@renoha.org.

Repositioning Tools

Q: What is Public Housing Repositioning?

A: Repositioning public housing removes a complex from the public housing program and moves it to the Section 8 Program. A housing authority may choose to reposition one or all of its public housing to the Section 8 Program. Housing authorities do this to perform needed capital improvements that are not adequately funded by HUD and to ensure the long-term affordability of the complex under the more stable Section 8 Program.

Q: What is Section 18?

A: Section 18 is a repositioning tool offered by HUD. Section 18 is also utilized by housing authorities to address capital needs and ensure long-term affordability of a public housing complex by removing it from the public housing program.

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Q: Has RHA made up its mind about repositioning its public housing?

A: RHA is creating a plan that *could* include repositioning all RHA public housing, but no final plan has been formally adopted. However, in the coming months, RHA will be applying for Section 18 conversion of Hawk View Apartments.

Q: What does it really mean to move public housing to the Section 8 program?

A: Under Section 18, the housing authority will be issued Tenant Projection Vouchers (TPV) for each impacted unit at the site. These TPVs will be project based at the site. To summarize, the converted units will fall under the Section 8 program as Project Based Vouchers (PBVs).

Q: What is the difference between a Housing Choice Voucher (HCV) tenant-based voucher and a Project Based Voucher (PBV)?

A: An HCV tenant-based voucher is awarded to a person and the subsidy goes with that person to the unit they choose to lease. If the person ends up moving, the voucher assistance goes with them to be used at the new unit. A PBV voucher is tied to the unit, not the person living in the unit. Should the tenant in a PBV unit leave that property, the voucher (aka subsidy) stays with the unit and will be utilized by the new tenant that moves into the unit.

Q: How can residents be involved in the conversion process?

A: Before RHA can apply to HUD to reposition any public housing complex, HUD requires us to notify all residents within the complex about our plans and conduct at least two meetings with residents. These meetings are an opportunity for you to discuss the proposed conversion plans, ask questions, express concerns and provide comments. Several resident meetings will be held as RHA proceeds through the conversion process. You will continue to be updated throughout the process and be given many opportunities to provide input and ask questions.

Please feel free to talk with any RHA staff or to email questions you may have to hvproject@reno.org

Q: What happens if a complex does not undergo repositioning?

A: Complexes that do not undergo repositioning will continue to operate as public housing, just as they currently do. If RHA chooses not to reposition a particular complex, it is because RHA feels that the public housing program is able to meet the capital needs and operation of the complex without repositioning.

Q: Will all public housing complexes be repositioned?

A: We aren't sure yet. Currently, RHA is planning to reposition Silverada Manor through a RAD/Section 18 conversion and Hawk View Apartments through a Section 18 conversion. RHA will evaluate each public housing site to determine the best course of action based on the site's needs.

Q: Why is priority being given to reposition some properties now and others later?

A: The priority list of property repositioning is based on several factors including the age of the property, the number of units, condition of the site, expected financial impact and more.

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Q: Is public housing going away?

A: HUD has not announced it is intending to do away with the public housing program. However, they have had to reduce the amount of funds provided to housing authorities based on reduced Congressional support for the program. Housing authorities, including RHA, have taken notice of the funding level changes and are exploring options to ensure we're able to continue providing affordable housing into the future.

Q: What is RHA's timeline?

A: RHA expects this process to take between one and a half and two years from the time the RAD or Section 18 application is submitted to HUD, to completion of construction. This could change depending on timing of HUD approvals and RHA submission of documents.

As of April 2023, RHA is projecting to begin construction at Hawk View at the beginning of 2024. This means resident relocation will likely begin towards the end of 2023. Again, this could change depending on timing of HUD approvals and RHA submission of documents.

Your Assistance

Q: Am I going to lose my housing?

A: No, you will not lose your affordable housing due to repositioning of public housing. Residents of a project repositioned under Section 18 conversion will also continue to receive housing assistance if they meet the income guidelines for the Section 8 program.

Q: Can I transfer to another public housing unit if I don't want a voucher?

A: Depending on availability, RHA may have the option to allow you to permanently transfer to another public housing property. RHA will soon begin holding public housing vacant units for this purpose, to provide this option when possible. However, it is important to understand that RHA may choose to reposition all its public housing in the future.

Q. Will my rent go up in this new program?

A. Your portion of rent will most likely be the same as it is under the public housing program—generally no more than 30% of your household's adjusted gross income. Since the project-based Section 8 program also sets resident rents at 30% of adjusted income, most residents will not have rent increases as a result of repositioning. A few residents who pay the public housing flat rent will have their rent amount re-evaluated and may see an increase if 30% of their adjusted income is more than the current flat rent.

Q: Will inspections still be required after renovations (if so, how often)?

A: Yes, inspections will be required at move-in and move-out. Additionally, Housing Quality Standards (HQS) inspections will be conducted biennially.

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Q: Will I have to leave the program if my community converts to the Section 8 program and I am over the income limits under the Section 8 program?

A: Under Section 18, residents whose income is over the income limit for Section 8 will be subject to the program guidelines for over-income families.

Q: Will I be interacting with Section 8 Rental Assistance staff under the voucher program?

A: RHA is still working to iron out which departments will be in charge of specific functions after conversion. It is possible that you may interact with Rental Assistance staff for recertifications and inspections. However, we foresee the majority of your day-to-day interactions will continue through housing management and maintenance staff.

Q: Why would residents want vouchers?

A: Vouchers are funded through a more stable source and provide you with a greater flexibility in housing choice.

Q: Will I have to wait on the Section 8 waiting list to get a voucher?

A: No, individuals who are residents at the time of conversion through Section 18 will automatically have their subsidy switched. Under a Section 18 conversion, the voucher type will be a project-based TPV.

Q: When will I go through the recertification process?

A: RHA believes that you will have recertification dates on the anniversary of your last lease signing. RHA would like to note that we have not ironed out the finer details of our recertification process and this is subject to change.

Relocation

Q: Do I have to move?

A: Very Likely. The construction work occurring at Hawk View will be very extensive and will require residents in impacted units to permanently relocate. RHA will pay for all moving costs, including utility and security deposits.

Q: What is permanent relocation?

A: Permanent relocation is a move made necessary by construction that requires you to be out of your unit more than 12 months.

Q: If I have to move because of construction in my unit, what options will be offered to me?

A: Every resident will have an individualized relocation plan that could include moving to another public housing unit, another RHA owned unit or utilizing an HCV tenant-based voucher to lease a unit in the community during the course of construction. Relocation assistance will include moving expenses, utility and security deposits and other expenses deemed necessary.

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RHA staff and HousingToHome (HTH) (the relocation company RHA has contracted with to assist Hawk View residents) will be in contact with you well before construction begins. HousingToHome will have a full-time staff member on-site at Hawk View to meet with you and develop a relocation plan specific to you and your household based on your needs, preferences and available options.

Q: Who is Housing to Home?

A: HousingToHome (also called HTH) is the relocation firm that RHA has contracted with to provide support to Hawk View residents throughout the relocation process. HousingToHome focuses on resident engagement and relocation services and has provided relocation support to thousands of Public Housing residents in over a dozen states.

Well before you have to relocate from Hawk View, HousingToHome will have a full-time staff member on-site at Hawk View to meet with you and develop a relocation plan specific to you and your household based on your needs, preferences and available options.

Q: If I move, who will pay for my moving expenses?

A: If RHA requires you to move because of public housing repositioning, you will not have to pay out of pocket for moving expenses. RHA will cover moving expenses (including packing materials and assistance with packing and moving), utility and security deposits and other expenses deemed necessary. RHA will pay for moving expenses in accordance with the Uniform Relocation Act and any HUD regulations related to relocation. Resident rights are protected throughout a conversion process.

Q: What if I want to stay in my unit at the development?

A: Under the Section 18 program, relocation could be permanent. You will be provided relocation assistance and you will have a one-on-one meeting with a HousingToHome relocation specialist to create an individualized relocation plan. All tenants who are asked to relocate will do so with housing assistance. No one will lose their assistance because of repositioning efforts made by RHA.

Q: How will I be notified if I have to move?

A: In the event that you are required to relocate, RHA will provide you with a relocation notice at least 90 days in advance of the date you must move by. This notice will be hand delivered and/or sent via U.S. mail. The notice will include necessary information pertaining to your relocation and a meeting with a relocation specialists will be scheduled to create your individualized relocation plan. We will also provide you with periodic updates in advance and do not anticipate that you will need to move until 2024.

Q: What are my options about relocation? Will there be multiple options?

A: Moves required under a Section 18 conversion could result in permanent relocation. You may relocate another PH unit at another site, to another RHA owned property, or you may be offered a voucher to relocate to a non-RHA owned property.

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Scope of Work

Q: Will I be notified of when these renovations are anticipated?

A: Yes. RHA will hold several meetings with residents to keep them informed of relocation assistance and timelines, to provide input on the rehabilitation needed at their complex and regular updates throughout the process.

Q: Should residents be happy or unhappy about the proposed changes?

A: Be happy! While we understand that the possibility of relocation and changes in the type of housing assistance you receive can be confusing and scary, the improvements to the complex and a more stable funding source for your housing assistance is a positive change.

Q: What kinds of repairs are needed?

A: RHA had a Capital Needs Assessment (CNA) completed by an outside contractor to determine the extent of work that needs to be done at each public housing site to ensure its viability for at least the next 20-years. These repairs may include updating the plumbing and electrical behind the walls, pouring new concrete for smoother walkways/steps, or beautifying through new kitchens, flooring and bathrooms. Each site has different needs.

Q: Who evaluated the property for repairs?

A: RHA hired AEI Consultants as an independent contractor to evaluate each of the eight public housing communities and provide a Capital Needs Assessment.

Resident Programs After Repositioning

Q: What's going to happen to our HUD resident accounts for club activities?

A: Any monies your resident councils have at the time of conversion are still yours to spend on community activities. There's no change to the way resident councils operate.

Q: Will the Family Self-Sufficiency program still be available to me after conversion?

A: Yes, the FSS program, Workforce Development staff and Youth Programs will still be available to all residents who are in Public Housing or Section 8 Voucher assisted housing after conversion.

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Responses to Questions Raised at April 5, 2023, Resident Meeting

Q: Is the Hawk View project happening now or later?

A: This project is not beginning immediately. We are anticipating construction to begin in early 2024.

Q: What if I am currently in a larger or smaller unit than my family qualifies for?

A: Upon relocation, RHA will attempt to move residents into units that match RHA's occupancy standards under the assistance program being offered by the resident (i.e., PH program or voucher program).

Q: What will happen to the garden and art installation?

A: RHA is excited by the garden and art installation beginning at Hawk View. RHA has every intent to provide space at the new complex for the garden and art space. The garden boxes and art will be preserved but may reside in a different location on the site after construction is complete.

Q: Should I remain on Section 8 waitlist if I'm already on it?

A: Yes, if you are already on the waitlist for a Section 8 Housing Choice Voucher, RHA encourages you to stay on the waitlist.

Q: Could residents vote against this project?

A: Yes, Hawk View residents could choose to vote against the potential redevelopment of the property. While that information would be shared with the US Department of Housing and Urban Development, it would not necessarily stop the project from moving forward.

Q: What does "comparable housing" mean?

A: "Comparable housing" includes the following characteristics:

- Housing that is decent, safe, sanitary, and in compliance with all local and state housing codes
- Housing with functionally equivalent unit size, major appliances, special facilities necessary for the handicapped or infirmed persons with disabilities or who have an infirmity, and desirability of neighborhood, school facilities, or area.

Q: Will current Hawk View residents have the option to return to the property after it is rebuilt?

A: In accordance with Section 18 regulations, relocation from Hawk View will be considered permanent. However, current Hawk View tenants will be offered the option to return to a PBV-assisted unit at the redeveloped property. Please note, that as of April 2023, RHA has not yet made a final decision regarding potential moving assistance for current residents who choose to return to the redeveloped property.

Q: What can I do with older furniture or items that I might not want to take with me if I move?

A: RHA is currently working internally to identify options for residents to dispose of unwanted items ahead of their move. This may include yard sales or dumpsters/moving crews on site before tenants move. Please note that a final decision on this has not been made as of April 2023.

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Q: If my household is relocated into a different RHA Public Housing property, is it possible for that property to go through a repositioning process such as RAD or Section 18 in the future?

A: Yes, it is a possibility. RHA is considering options for repositioning all or most of its Public Housing portfolio.

Q: Will residents be moving all at once?

A: As of April 2023, a final decision has not been made regarding this and a final decision will depend on several factors that have not yet been determined. It is RHA's preference is to phase in the construction to minimize the number of people who have to move at any one time. RHA will be sure to share this information with residents as soon as possible.

Q: What is a Tenant Protection Voucher (TPV)?

A: Tenant Protection Vouchers are a type of tenant-based voucher that provides a housing subsidy to ensure housing affordability for a household.

Q: What if I have a pet?

A: The Housing Specialist from HousingToHome will also help residents with pets find a new place that accepts pets.

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