



Public Housing Repositioning FAQs (RAD/Section 18) – Silverada Manor

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Below is a list of responses for Frequently Asked Questions related to the RAD/Section 18 Project at Silverada Manor. If you have any other questions, please send them in an email to RHA’s Development Department at silvproject@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 RAD?

A: RAD stands for Rental Assistance Demonstration and is one of the repositioning tools offered by HUD. RAD provides housing authorities with the capability to address unmet capital and/or financial needs of their public housing properties. The program helps provide stability for the properties’ upkeep and long-term affordability by moving it from the public housing program to the Section 8 program.

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Q: What is Section 18?

A: Section 18 is another 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.

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 RAD/Section 18 conversion of Silverada Manor.

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

A: Under RAD, it means each unit will have a Section 8 voucher tied to it. These vouchers are Project Based Vouchers (PBV). The voucher will ensure that a family residing in the unit will pay rent based on their income, just like they currently do under the public housing program. 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: What is Choice Mobility under the RAD program?

A: Choice Mobility provides the opportunity for a RAD PBV holder to request an HCV tenant-based voucher after completion of a 12-month lease. RHA will take into consideration every request for an HCV tenant-based voucher based on available funding and program utilization at the time of the request. Those who choose to exercise Choice Mobility will be placed at the top of the HCV waitlist to receive a tenant-based voucher. This option is also available to other PBV holders.

Q: Would residents who complete a one-year lease with a PBV and then request an HCV tenant-based voucher under Choice Mobility be able to port (move) to a different city or state after receiving their HCV tenant-based voucher?

A: Porting applies when residents with an HCV tenant-based voucher wish to transfer to another location outside of their current housing authority's jurisdiction. Once a household receives a tenant-based voucher, they may apply to port to any other housing authority in the United States with a voucher program. Each housing authority maintains its own rules, however, so thoroughly researching the other housing authority and the area you wish to port to is vital in making an informed decision that is best for you and your family.

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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 silvproject@renoha.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.

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.

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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. All residents of projects repositioned using RAD are guaranteed to continue receiving housing assistance. 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.

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 RAD, residents who are converted to Section 8 through repositioning and whose income is over the income limit for the Section 8 program are grandfathered into the program and are not required to end their assistance, as would normally be mandated under voucher programs. 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 of the RAD program. 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.

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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 through RAD?

A: No, individuals who are residents at the time of conversion through RAD will automatically have their subsidy switched to a RAD PBV. 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 rehabilitation of Silverada Manor is significant and it will be safer to have your unit vacant during construction. RHA will find a unit for you to temporarily live in during construction. RHA pays for all moving costs, including utility and security deposits, and under a RAD conversion you have the right to return to your complex once construction is finished.

Q: What is temporary relocation?

A: Temporary relocation is a move made necessary by construction that requires you to be out of your unit less than 12 months. Technically, a permanent transfer to another unit at the development is also considered temporary relocation because you are not forced to leave the property.

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

A: RHA staff and HousingToHome (HTH) (the relocation company RHA has contracted with to assist Silverada Manor residents) will be in contact with you well before construction begins. HousingToHome will have a full-time staff member on-site to meet with you and develop a relocation plan specific to you and your household. You will not be involuntarily permanently displaced. The relocation specialists will work with you to determine your needs and to find a comparable unit for your temporary living situation. RHA will pay the costs associated with your move to and from your RAD community and will also provide any type of packing assistance you may need.

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.

Q: Who is Housing to Home?

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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 need to temporarily move, HousingToHome will have a full-time staff member on-site at Silverada Manor 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: Although all residents are guaranteed a right to return to the Silverada Manor complex under a RAD conversion, we cannot guarantee all residents will return to the same unit they currently reside in. You will work with a relocation specialist to establish your preferences. All moves will be looked at on a case-by-case basis. You will be provided relocation assistance and you will have a one-on-one meeting with a 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: If you are required to relocate, RHA will provide you with a relocation notice, this will be at least 30 days before you must temporarily move. We will provide you with periodic updated this year as well and do not anticipate relocation to happen until 2024. 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.

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

A: HousingToHome (HTH) will have a full-time staff member on-site to meet with you and develop a relocation plan specific to you and your household when we are closer to beginning renovations. You will not be involuntarily permanently displaced. The relocation specialists will work with you to determine your needs and to find a comparable unit for your temporary living situation. RHA will pay the costs associated with your move to and from your RAD community and will also provide any type of packing assistance you may need.

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community during the course of construction. Relocation assistance will include moving expenses, utility and security deposits and other expenses deemed necessary.

Q: What if a resident is relocated to another public housing complex or uses an HCV tenant-based voucher to rent a unit in the community and does not want to move back to the complex that was converted?

A: For all temporary relocations, residents of Silverada Manor can waive their right to return to their complex. RHA will ask for this request and approval in writing as a decision not to return to your converted complex cannot be reversed once it is waived.

Scope of Work

Q: Will I be notified of what renovations are being made to my unit/complex?

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: Will handicap accessible units be available through RAD?

A: Yes, RHA will comply with all local and federal guidelines to provide handicap and accessible units to residents.

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.

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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 you after conversion.

Responses to Questions Raised at April 4, 2023, Resident Meeting

Q: Is the Silverada Manor project happening now or later?

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

Q: Will Silverada Manor change from a senior property to a family property after RAD conversion?

A: No. Silverada Manor will continue to be a senior property after the RAD Conversion.

Q: Has the developer been chosen for Silverada Manor yet?

A: No, RHA will be releasing a Request for Qualification (RFQ) in April 2023 as part of the process of identifying and selecting a developer for the Silverada Manor project.

Q: What kinds of changes will be made to the units and grounds at Silverada Manor?

A: As of April 2023, it is too early to know the specific details or scope of rehabilitation for this project. RHA hopes to undertake as robust renovations of the entire Silverada Manor property including the grounds, community building, and parking areas. The extent of renovation will depend on budget, development partner, scope of work, etc. But we hope to make improvements to all these areas.

RHA will be releasing a Request for Qualification (RFQ) in April 2023 as part of the process of identifying and selecting a developer for the Silverada Manor project. Once a developer has been selected, more detailed plans related to the project will be developed and those plans will be shared with residents.

Q: Will RHA be tearing down Silverada Manor?

A: RHA will not be demolishing Silverada Manor. The buildings will remain, but RHA is looking to do extensive rehab possibly down to the studs in the units

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 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.

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

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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: Will the Silverada Manor Project impact residents with pets?

A: Residents with pets will be able to return to Silverada Manor with their pet. The Housing Specialist from Housing to Home will also help residents find a temporary place that accepts pets.

Q: What is a tenant-based voucher?

A: A tenant-based voucher allows you to rent housing in the private rental market. With this voucher, you may choose to leave your current property if you need to move closer to family, a job, a school, or for any other reason, while continuing to benefit from rental subsidy. A Housing Choice Voucher is a tenant-based voucher.

If you have further questions regarding tenant-based vouchers, please be sure to discuss this with Housing to Home's Relocation Specialist when you meet with them to develop your relocation plan.

Additionally, please feel free to ask an RHA staff member or email your question directly to silvproject@renoha.org

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