

## Notes April 4 Repositioning Meeting: Silverada

### 10 a.m. meeting

Patricia Brown -#1522 – Can't be here, needs the info after the meetings.

1. **Will RHA recycle the old appliances and copper pipes, etc.?** – We will add that information to the FAQs when we know, but it will likely be several months until we have that level of detail.
2. **Are construction companies identified yet?** – Not yet
3. **Will there be a different rent structure after the move?** – No, your rent will remain the same.
4. **My rent is too much to support my household.** – Your rent structure will not change.
5. **Are they going to gut the units or just do some upgrades?** – We're still finalizing the scope of work. We're going to advertise for a development partner and will work with them to understand the scope of work based on the funds we have available. Priority is life, safety, and accessibility issues.
6. **Will this change the dynamics of the property, from a senior to a family complex?** – No.
7. **Is this happening now or later?** – This isn't happening today or next week. We anticipate construction to begin in early 2024.
8. **Are they going to add amenities?** – Maybe. Once we have a better scope of work and if there's budget available for new amenities, we'll see.
9. **Will rent stay the same?** Tenants will still pay 30% of your income.
10. **If I move offsite, do I have to change my address?** – It will depend on how long you may be offsite. We'll know more when we get closer to construction and have more details.
11. **If I'm currently in a one bedroom, will I come back to a one bedroom** – Yes, your new unit is based on the size of your household.
12. **Is House to Home staying on after the transition? Will H2H manage the property?** – No, RHA staff will continue to manage the property as we always have.
13. **Is everyone moving out en masse?** We're looking at all strategies. Our preference is to phase in the construction to minimize the number of people who have to move at any one time.
14. **Will it affect people with pets** – If you have a pet now, yes you can bring a pet back, and H2H will find you a temporary place that accepts pets.
15. **Will we remove tubs and put in walk-in showers?** – A certain number of units must be ADA accessible, but after that, we'll look at budget and see what's best for residents. If you want/need a tub or walk-in shower, please let us know when you have your one-on-one meetings with us.
16. **Will we still have carports?** – We're trying to keep those amenities, but don't know yet what we can incorporate.
17. **Will we add a security fence?** - We're looking at lots of options, but it depends on total renovation costs. After focusing on life, safety, and accessibility factors, then we can look at other amenities.
18. **Are we going to have public housing in the future?** – This property would be taken out of the public housing program, but we're looking at similar projects at other properties. It's a multi-year process.
19. **Would there be a pre-move yard sale?** – We can definitely try to make that happen.

20. Could people could take their tenant based vouchers and live here? - No, the units here will have property-based vouchers tied to them, so we couldn't accept a tenant-based voucher on the same unit.
21. Is a tenant based voucher the same as a Housing Choice Voucher? – Yes, they're they same.
22. If I get a tenant based voucher after a year, could I port to another state? – Once the year or two is up (the length depends on HUD), yes provided the new housing authority accepts transfers.
23. If I wanted to move to another state before repositioning, can IK? - Get with H2H when you do your one on one and we'll see what may be possible.
24. Will there be relocation assistance if I want to move out of state? – Talk with H2H and see what may be possible. Some of these questions are HUD-dependent and process-dependent.
25. When will we meet with H2H? – It will be a solid 2-3 months before we have enough information about the project and start meeting with residents.
26. Will I be qualified for PH in another state? – we don't have the ability to move you to another state's PH program.
27. Can we hear this in other languages? – Let us know what you need and we'll help.
28. Comment about stress. Some tenants are more stressed than others. If you have friends on site or neighbors who are struggling, have them talk to our staff. We want to allay their fears. We have lots of options for trying to resolve the fears.

If RHA kept these units with the PH program, we couldn't guarantee they would remain in our community's inventory. They would continue to get older and there would likely never be enough money to renovate them without this type of repositioning.

We want to involve any family members you'd like to hear these discussions and be in on the meetings in the future.

You'll be invited to other meetings, receive other written correspondence from us.

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1. Will there be any renovation to the community building, the grounds, and the parking areas? That is our hope. It depends on budget, development partner, scope of work, etc. But we hope to make improvements to all these areas.
2. If I want to get the HCV discussed during choice mobility and move out of state, do we have to come back to the property and stay for a year? Yes, after 1-2 years depending on HUD policies, you will be eligible for a HCV and will move to the top of the waitlist for the HCV waitlist.
3. Do we have to pay for an application fee for a new apartment during relocation? No. That is part of the relocation costs that RHA covers.
4. Are we tearing the whole property down? "If there is nothing wrong with my apartment do we still have to move?" We aren't tearing it down all the way, but we are looking to do extensive rehab possibly down to the studs. It is likely that each tenant will have to move.
5. If we have lived here for over two years, does the clock for the choice mobility start after you move back? Yes.
6. If you're in a two bedroom unit now, will you be guaranteed a two bedroom when you get back? We can't guarantee that you will be moved back into the same exact unit. In terms of unit size,

H2H will talk extensively to each tenant to make sure they get back into the unit of the appropriate size.

7. **What are the bedroom sizes?** Two people per bedroom is what HUD regulations says. But if your family composition changes your unit size, you will work extensively with H2H. It's important to be really honest with H2H so they can help you.
8. **When do the next meetings start?** We anticipate scheduling our next meeting in late spring/early summer and at that point we will have more information regarding scope of work and development plans.
9. **If I have no place to go, will I be on the streets?** No, absolutely not. You are not responsible for finding your own housing during relocation. H2H will ensure that you have a place to live. That is our responsibility and requirement. You will not be going into the market by yourself and finding your own unit.
10. **If they relocate you to another RHA property and you want to stay there, do you have to come back?** No, you will not be forced to come back. But then you'd forfeit your right to return to this property and will lose the other benefits such as choice mobility.
11. **Will you help with switching over power companies, mailing addresses, etc.?** Yes. **What about drivers licenses changes of address?** H2h will help you with that too. Also, on the day of the move if you don't have transportation to your new unit, we will provide transportation services.
12. **How will you know who is to move?** Ahead of any move, you will get specific notices. In those notices you will find your anticipated moving date. You will get a minimum of a 30 day notice, and then an additional notice two weeks out. But you will know well in advance through working with H2H.
13. **How long do you anticipate we are relocated?** At this point we don't know for sure. We will have a better sense after we get development plans.
14. **If you move somewhere else where there is assistance (another PH site), will you still have a subsidy?** Yes. You will not lose that even if you are just living at another RHA site. The only thing you lose if you choose to stay at your relocation site, is the benefits of RAD.
15. **\*\*Couldn't' hear question\*\*** If you work nearby, and don't want to move too far, H2H will help try to find you a relocation place close by.
16. **How long will construction take?** We can't give you that specific information yet because we don't have a contractor yet. Once we have that information we will share.
17. **Is everyone going to have to move?** Yes (at this point). But we are trying to minimize the amount of times people move. Hopefully residents can just move into their newly rehabed unit, not to another site and then have to return.