

Q & A Session following virtual RAD Conversion meeting held with residents of Hammond Village on October 5, 2021.

Where can I take my voucher? Do I have to use it within Richland County?

Yes, residents can use your voucher outside of Richland County. That's called portability. That's when you take your voucher someplace else. When you port to another jurisdiction, they become responsible for administering your voucher.

What work will be done at Hammond Village? Can I come back to the property after the renovations have been completed?

After assessment from engineers and architects it was determined that the buildings are in overall good condition but substantial rehabilitation will be done at the Hammond Village site. Substantial rehabilitation will include new kitchens, floors, doors, appliances and more.

Based on the amount of construction that will take place it will be necessary to move people off site while work is completed and those residents will receive the option of getting a housing choice voucher or being temporarily relocated to another CH owned unit.

Will I be able to return to Hammond Village after construction is complete?

Yes, if a resident is relocated during construction on their unit they will have the option of returning, some residents may never have to move off site as the work will be done in phases and residents will be able to move into completed units within the community.

There is a new property manager at Hammond Village, introduce yourself and give your contact information.

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What about residents who are at zero income or playing flat rents? How will the RAD conversion affect them?

If you are at zero income, the RAD conversion will have no impact on you. Rent calculation for the project-based voucher program is the same formula as public housing. Rent would continue to be based on 30% of income, if a resident has no income 30% of zero is zero.

If you are paying public housing flat rent it is most likely because the flat rent is less than 30% of your income; it is important to remember that the voucher program does not have a flat rent - you always pay 30% of your income. It is possible that if you are paying flat rent your rent could change. Any increases would be phased in over a three-year period - not be done all at one time

Can you share specifics about what the site will look like after work is complete?

Additional details will be available at the 2nd resident meeting on October 19, 2021. Major renovations are going to be done and the finished community will be something everyone can be proud of.

What is the time frame for the RAD conversion process to begin?

CH will submit an application to HUD in November should get the go ahead from HUD at the end of the year, which says you've been approved to move forward with the RAD process. Staff will come back to with the plan for what we're going to do.

Financing will have to be finalized, under the RAD process financing is done through private investors. CH will go out and borrow money from a lender, through tax credits which provides investors incentives to develop the community.

Financial closing should occur sometime mid-2022. Once financial plans are in place the process of relocation can begin.

If this is not happening right now why are you informing us about something that will happen in a couple of years?

HUD requires CH meet with the residents to explain the RAD program and tell you what is going to happen as we go through the process over the next several years. This is the first of two initial meetings to begin the process of applying to convert the property to the RAD program.

How do I apply to participate in this program.

You do not need to apply for anything. RAD is a program in which your current property will convert to vouchers and residents will have the option to stay on the property or in some cases take a housing choice voucher to relocate. CH staff will assist residents with every step of the process.

If a resident chooses a housing choice voucher to relocate will they receive assistance locating a unit?

CH is working every day with landlords there is a staff person that works with landlords to ensure we have affordable housing available throughout the County. Hammond Village residents will also have the option of staying on the site in a complete unit as buildings are completed. Residents will also have the option each year of requesting a voucher and being placed on a choice mobility waiting list, residents on this list would receive vouchers as they become available rather than having to go to the end of the current wait list.

What one message from somebody who's concerned about the moving process, when that time gets here. How will, how we had those? Just gonna have people move themselves or well, we will provide full relocation assistance for everybody.

We will have a relocation specialist, who would be at the property, who will be available to assist everybody in coordinate all the moves on any but we will be providing the packing materials, the boxes and everything you need.

You will then have a choice of either having our moving company, move you, or you can do a self move in which case you'll be paid a flat fee that's based on a schedule that the federal government gives us. If you choose to move yourself and then we will also reimburse any cost that might be related to transferring any utilities.

As far as the relocation process itself will Columbia Housing help residents move and pack? Will there be someone available to help families find units?

Yes, there will be a relocation specialist at Latimer Manor to assist everyone.

CH will give residents options when relocation begins. You may look at properties that CH is building elsewhere in Columbia and Richland County. You may move to other public housing units temporarily or you could take a voucher and move outside of the area.

All moving costs will be covered by CH. CH will provide packing materials. Residents will have the options of doing a self move, or we will have a moving company assist you. CH will assist with packing if a resident is elderly or disabled.

What if I am moved to another unit on site? While I still get the benefit of those services?

If you move to another unit on site, we will have the moving company that will be doing that moving. You will not have a choice of a self-move.

Some residents will only be moved once, into a newly renovated unit. Residents that are moved into new units onsite will also be placed in the most appropriate sized unit available. A requirement of RAD is that residents must be in the correct sized units so moving within the community may involve going to a different sized unit once work is complete.

Do I have to stay in compliance with my lease to participate?

If you violate your lease, you could jeopardize your benefits under the RAD program. That is very important to remember; you must pay your rent and you must comply with all other provisions of your lease.

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