

Once work begins what will happen? Can you talk a little bit about the moving process itself?

CH has 18 properties involved in this phase, some residents will have to move depending on the level of rehab being done, some residents will not have to move based on the work being done on their unit.

If you do have to move, you will move for a short period of time while repairs are completed on your unit and then you will move back into your unit. Some properties will require less work than others.

Properties that are not in good condition will be addressed differently. Residents in those situations will be given options about moving at the appropriate time. If you do have to move CH will handle all of the details related to the move. There will be no cost to the resident. CH will provide packing materials and have professional movers do the moving.

Where possible residents will be moved within existing units; you might temporarily move to another property until your unit is done and then return to your unit after work is complete. Families will also be placed in units that match their family size.

At this time properties will be addressed in a phased construction approach. Several properties will be started at once and residents moved into newly completed units as work is done on their unit. This will allow people to stay close to or within their communities during renovation.

Staff anticipates that this will be a phased process and based on the number of units, it could be a 24 month construction period before all units are completed

There are residents on the call that have conditions in their units that are making them unsafe. What should they do in that in that situation?

If you have severe problems with your unit, please contact your property right away and the unit will be assessed as quickly as possible. If situations exist where families need to be relocated more quickly than the current timeline being discussed those individuals will receive assistance to move into another unit.

Will reasonable accommodations be provided for folks that need those during the moving process?

Absolutely, anybody who needs reasonable accommodations will receive those as needed. Appropriate units and services will be provided to individuals with special needs.

Do I need to stay in good standing in regards to my lease with Columbia Housing? Should I keep paying rent?

It is very important to stay in compliance with your lease. These communities continue to be public housing units and they will be until after the conversion process. You do have to remain in good standing, you have to comply with your lease and you have to pay your rent and follow all the traditional lease requirements.

Do we anticipate having to relocate the residents currently at the Elderly Cottages?

Those are newer units, and it is anticipated that work can be completed at those units without having to move residents. The architects are finishing up the scope of work and the specifications now.

If my children are in school and I want to stay where I am, will you be able to accommodate me staying in the same area?

CH will make every effort to keep everybody in the area of where their children are in school. If a family has to be moved based on the level of work required at their unit, CH will help the family work with the school district to keep a child in their preferred school until they return to their property.

Should residents in the communities represented begin packing or preparing to move?

No one should move now. Each property will be addressed individually, and once a detailed schedule for each property has been finalized, meetings will be held with each property.

This is the first step before an application can be submitted to HUD. Two meetings have to be conducted with impacted residents to explain the RAD program and how it will affect you as the process moves forward. The next meeting is October the 26th, at that time, more information about the type of work to be done will be discussed. Staff will submit an application to HUD in November to begin the conversion process and get preliminary approval in early 2022. A financing plan will be put together and have to be finalized which could put work beginning on units sometime in the middle of 2022.

Will we have to pay rent in the location that we're moved to? And is that going to change the amount of rent that?

Rent will continue to be 30% of your income. If income changes, rent, will change based on whether or not income increases or decreases. If someone is moved to a temporary unit, they will still be under their public housing lease with a temporary sublease. Rent payment will be required during the entire process.

If utilities are in the resident's name, would utilities be transferred to the temporary unit if someone has to move?

Depending on the level of work and the time a resident will be out of their unit will determine how those situations will be addressed.

Are there specific plans for the units at Fair Street?

More specific information will be provided at the meeting on October 26, 2021. Units are being assessed now to determine what work is needed in each community.

Is like section 8, can somebody get a house this program?

Once the RAD conversion is complete, the properties become project based voucher units, which means the voucher is tied to the building, not an individual. After one year of living in a project based voucher unit you can request a tenant based voucher, you will be put on a choice mobility waiting list will receive a voucher when they become available.

Will rent change at the properties that are renovated or will it remain the same?

The voucher program calculates rent in the same way that public housing does, based on 30% of monthly adjusted income, however, the public housing program has a flat rent. The voucher program does not have a flat rent, if you are currently paying flat rent your rent could change to reflect 30% of your income. If your rent increases it will be phased in over a period of time.

Will interiors of units be renovated or will work be mostly on the exteriors of buildings?

The level of work will vary but a lot of work is planned for the interiors of units. The assessments of each property are being completed and those results will help form the plans for each community. The goal is to provide everyone with the most modern unit possible.

What will new units look like and how quickly can people start moving into new units?

There will be another meeting on October 26th and more information will be available for work at each property. After that meeting it will be quiet for a while the application is submitted to HUD. Once approval is granted by HUD, additional information and meetings will be made scheduled.

If a family has to move will they receive a list of properties to find another unit?

If someone is moved temporarily a unit will be provided for that temporary basis. If the move is for a longer period, then options will be provided. Under RAD all tenants have certain protections and those protections include a guaranteed right to return to the property.

If you currently have a washer and dryer in your unit will the new unit still have those appliances?

Yes you will continue to have those if they are in your current unit. If you do not currently have a washer and dryer staff is working hard to include where possible. Some design challenges may not allow that in every unit but the architectural team has been given the goal of placing washers and dryers in every unit that accommodate them.

There is a participant on the call that says she has been out of her unit for about three weeks because of water damage. What should she do in this situation?

CH wants to work closely with any resident in this situation. The property manager should be the primary contact and if returning to her current unit is not possible an alternative unit will be identified. Staff will reach out to the resident individually to make sure the situation is addressed.

Will units be checked for safety after renovation?

Every unit will be inspected before being accepted from the contractor and cleared for occupancy. CH wants to provide its residents with modern, updated units that provide a safe living environment and is committed to making that happen.

Is there any chance that we'll be adding bathrooms to downstairs units to downstairs in units? If there's no downstairs, bathroom, right?

Each property is unique but the architects will look at adding bathrooms or half baths where possible.

Will walk-in showers be added for senior units?

Newly designed units for senior builds do not include tubs and walk-in showers could be placed in these units.

What kind of exterior work will be done?

Landscaping and sidewalks will all be addressed as the individual site plans are made. Curb appeal is important for each community and will be taken into consideration.

Work will be prioritized based on available funding but providing the best communities possible is the goal.

Will the meeting on the 26th be at the same time as today?

Yes, it will be on October 26th at 4:00 pm.

Will there be charging stations for electric vehicles?

There are not plans for charging stations at this time but as the technology becomes more popular it could be included in future projects.

What should someone do if they need work done on their unit right now?

Please contact the property manager directly to begin the process of addressing individual issues. Utilize the work order number and contact the call center for afterhours issues.

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