

Q & A Session following the 2nd RAD Conversion meeting held with residents of Lewis Scott Court on October 19, 2021.

Will the new appliances and systems be energy efficient in the new units?

When this level of renovation is done CH has to comply with the new building codes and requirements. One of those requirements is that energy efficient appliances are put back into the units. Additionally, extra insulation and energy efficient doors will be installed to maximize the efficiency of the unit and lower utility bills where possible.

What amenities will be available on the site after the renovation?

The community building at Lewis Scott Court will be enlarged some to expand services available to residents. Extensive HVAC work has already been completed on the building and parking is being reviewed to see if additional spaces can be added.

Staff is also reviewing additional improvements that may be added to the site and will seek input from the residents at the appropriate time in the design process.

What sort of services might be available for residents in Eastover?

Richland County will be offering a job training program at the Community Center. There will also be social services available through the County and Wateree. Senior Resources will also continue to be active at the community and offer programming for senior residents.

What about security at the site? Will anything be done to enhance safety?

Staff is currently reviewing options regarding security. Additional security cameras will be added, and a security consultant will review the site to make additional recommendations. Safety and security are CH's highest priority for its residents and every effort will be made to improve security at the Lewis Scott Court community.

Will there be Wi-Fi at the site?

Additional hotspots will be installed to help establish more reliable internet service.

As far as the relocation and the moving piece goes, if a resident does not want to return to the Lewis Scott Community will they be able to relocate to a different part of town?

Staff anticipates that current residents will stay in the community as work is done. Renovations will be done in phases to minimize disruption to families and allow completed units to be used as temporary units for families while their building is completed. At the end of a year in the converted community, residents may request a choice mobility voucher and that voucher may be ported to any jurisdiction within the US.

I can request a choice mobility voucher after a year at Lewis Scott Court under the RAD program?

That's absolutely correct.

Those vouchers may also be used for homeownership. To take advantage of that option a resident must otherwise qualify for a mortgage and secure financing from a bank.

Will CH assist residents with the moving process?

Moving companies are under contract and will assist with everything from supplying packing materials to helping elderly and disabled residents' pack. There will be no cost to CH residents for the move.

Is there anything I should do now to start getting ready for that? Good?

Going through belongings and getting rid of unwanted items is the best way to begin preparing for this move.

Will there be handicap accessible units on the newly renovated site?

Yes, HUD requires that at least 5% of the units be accessible for people with mobility impairments; if additional units are needed, they can be modified accordingly to meet resident needs.

It is, is my rent going to stay the same?

In general rent will be the same unless a family is paying flat rent. The voucher program does not have a flat rent component and all families participating in a voucher program will be required to eventually pay 30% of their income.

The voucher program does not have a flat rent, if you are paying a flat rent in public housing, it is possible that your rent will go up. If your rent does increase by 10% or more than \$25, the increase will be phased in over a 3 -year period.

Do I know if I'm paying a flat rent?

You should know if you are paying a flat rent, but if you have any questions, please reach out to your property manager and your property manager can answer those questions for you.

If I use a voucher towards home ownership, do I have to complete the courses provided by Columbia housing?

Yes, you must complete pre-purchase counseling. If you have any credit issues you must go through credit repair and you must complete the pre-purchase program before you can get a homeownership voucher.

What is the timeline for the conversion process and renovation?

These meetings begin the process. CH is required by HUD to hold two meetings with the residents before we can submit our application. The application to convert to RAD should be submitted to HUD by the end of the year. Staff anticipates receiving HUD approval in January or February of 2022.

Work is in progress now to finalize construction and financing plans which also require HUD approval. Once that second approval is granted, relocation can begin for current residents. Staff believes that all those pieces will be in place by late summer of 2022. Ideally relocation for families with children in

school could be complete by the time school begins in the fall but that is contingent on receiving approval to begin the process in a timely manner.

If I am having maintenance concerns and issues in my unit right now, what do I need to do?

CH is committed to providing safe homes for all of its residents. Contact your property manager if you have any concerns about your current unit. Some units cannot be repaired right, and those families will be relocated on an as needed basis.

Do I have to stay in compliance with my lease?

It is very important that you continue to pay your rent on time, and that you comply with all the provisions of your lease. In order to be eligible for the voucher at the time that of the conversion, you have to be in good standing with your lease.

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