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

Is ceiling rent the same thing as flat rent?

Yes, it is a flat rent in a ceiling, flat rent is the same thing.

If you are a public housing tenant that is currently paying a flat rent, you could be paying less than 30% of your income,. at the time the property converts you will eventually have to pay 30% of your income because the voucher program does not have a flat rent. If a family's rent does go up more than 10% or more than \$25 that rent increase would be phased in over a three year.

If I go back to the property will I still be paying the same rent?

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.

Will 4 and 5 bedroom units go back on the newly renovated site?

Under the RAD program, CH is required to make sure that there are units that facilitate every family. Each family's composition will be reviewed to make sure they are in the correctly sized unit and will be offered a unit that accommodates their family size on the new site.

If I qualify for a 4 bedroom or 5 bedroom unit will be able to move back into something similar?

As a required by the RAD program guidelines, CH will make sure that there are appropriate sized units to accommodate all families.

Can I use my voucher for homeownership towards one of the homeownership units being built on the new site?

If you otherwise qualify for homeownership then you will be able to use about your for the homeownership units. There are specific qualifications we will share with the tenants and tell you what you would need to do to be able to qualify the homeownership program.

If someone is a unit with some issues the resident is concerned about staying another two to three years what should they do in this instance?

CH is committed to providing safe homes for all if 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.

Will there be green features built into the new site?

Design plans are not that far along yet, but those are the kinds of things CH will get input from residents about as plans are finalized.

Buildings will be renovated to energy efficient standards going forward and will meet green standards.

Will utilities be included as part of the rent at the new units?

New units will be all electric and metered individually. Residents will be responsible for their utility bills.

What community amenities will be included at the new site?

Yes and these amenities include a community room, a computer lab, and Wi-Fi will be available. There will be playgrounds for children and possibly other outdoor features such as walking trails, ball courts and water features. Designs are still being developed by the architect and engineer.

Inside the units will be very modern kitchens with stoves refrigerators, dishwashers, built in microwaves and all the units will have in unit washers and dryers.

Will the new community be gated?

Staff is currently having discussions with local fire and law enforcement about this possibility. Staff will be asking for resident input on this matter at a later date but it is being considered at this time.

Will there be covered parking at any of the units?

There is not covered parking planned for the site as it is cost prohibitive.

If I have school aged children and do not want to relocate them from their current school will that be taken into consideration when it comes time to move?

CH will make every effort to keep families within the same school district but there may be instances where that is not possible. In those cases, staff will work with the school district to see if arrangements can be made to accommodate the parents wishes.

Is there going to be a community room on the new site?

There will be there will be a community building and that building will have a community room an area where special events may be held. That building will also house the computer lab management offices for the property.

If someone does not want to return to the site can they use their voucher to move elsewhere?

Yes, that is absolutely an option that you have available to you. That's what we call voluntary permanent relocation. That means that you take about your and you choose to move wherever you want outside of the city of Columbia outside of the state of South Carolina.If you want to go elsewhere, that will be an option that is available to you. We know many people have family and other locations or job opportunities or educational opportunities and that is something that this will provide for you if you choose to go somewhere else, you certainly have the option to do that and everybody will qualify or a level of relocation assistance, all of your moving cost.

What if I want to take my voucher and go to Greenville County or Charleston County? Could I do that?

Absolutely, that is called portability when you take your voucher and move it to another location. Then CH will contact the housing authority where you want to go and that housing authority will take over your case.

Does my payment standard change if I move to another location?

Yes, once you move to another location, that housing authority will give you a briefing and go over all of the voucher requirements for their location. The amount of money for the vouchers varies depending on what city you live in; in some cases, rents will be higher and in some cases they will be lower depending on the payment standard for the area in question.

What is Columbia Housing going to do to help folks move?

Do not do anything right now. This is a preliminary meeting to share all information about the plans for the houses. If you move, you will lose the benefits that you might be entitled to.

A moving company will assist each family when that time comes. Packing supplies will be provided and those that choose to self-move will be provided a flat fee based on a federal schedule. Residents with disabilities or that are elderly will be provided the option of having additional assistance during the process. All moving assistance will be provided at no cost. Each family's needs will be assessed to help them through the moving process if they are required to do so.

What is the timeframe 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.

When will residents receive additional information?

Staff will hold additional meetings to discuss design and gain feedback after the initial approval for the conversion is granted which will be in early 2022.

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