

85 Stories Resident Question and Answer (Q&A) Sessions

Properties using the Section 18 subsidy change model:

- Williams Plaza
Tuesday, July 10th
3pm
- Medallion
Thursday, July 12
3pm



135 SW Ash Street
Portland, OR 97204

homeforward

85 Stories

2750 Homes | 5000 Lives

GROUP 6
RESIDENT NEWSLETTER
JUNE 2018



Dear fellow residents:
Congratulations! Good changes are coming your way soon, even if it takes a while to show. As a resident who has lived through both the good and the stressful sides of construction, I'd like to assure you it will be worth it.

My name is TomiRene Hettman and after homelessness and surviving multiple medical setbacks, I've lived at a Home Forward high rise building for 8 years. It's truly been a life saver and now I have the opportunity to give back. After serving as a member of the agency's Resident Advisory Committee for three years, I now volunteer as the resident commissioner on Home Forward's Board.

Why the changes?

Home Forward is converting our public housing properties because the federal government doesn't give them enough money to keep our aging buildings operating at a safe and healthy level. The federal government doesn't plan on ever fully funding the public housing program again so they created programs that will allow us to change the way the properties are funded. The programs use Section 8 to help pay your rent because it is more popular in Congress and the funding is more reliable.

If Home Forward didn't go through this process, your public housing property wouldn't get any better, and at some point they would probably have to tear the building down because it would become unsafe for people to live there. That would be bad for current residents, and the people who may need this housing years down the road.

Construction can be messy!

Not every public housing property needs major upgrades. Many of the smaller properties have had repairs and upgrades during the past 10 years and won't need much work.

For the larger properties like mine, I'm not going to sugarcoat it: the construction process wasn't always easy. The construction crew were nice and tried to keep us informed. For example, we knew when most of the loud drilling would happen, but there were a few times that it started without warning at just a few moments past 8:00 am. Quite the alarm clock! But the construction crew became part of our community and we were actually sad to see them go once their work was finished.

Our building is now beautiful, everything works and the whole building is so much nicer. Our elevators work better, water pressure is improved and community spaces are much more user-friendly and inviting -- which has gone a long way towards our community-building efforts! My unit was old and ugly, and now it is clean, shiny, and everything works.

I hope this letter has helped answer some basic questions and has made you feel a little better about this whole process. Home Forward will send you a lot of paper work explaining the details and they will hold resident meetings so you can ask questions. Please, please, please go to these meetings so you can tell them what matters most for you and your family. You will definitely be heard.

Best wishes!

TomiRene Hettman,
Resident Commissioner

Definitions

Subsidy

The money HUD pays toward your rent.

Subsidy Change

A change in the way HUD pays Home Forward their portion of the rent.

Tenant Based Section 8 Voucher

Rent assistance linked to a person. A tenant based voucher moves with the person who holds the voucher and can be used to rent a unit in the community.

Project Based Section 8

Rent assistance linked to a unit. A project based voucher stays with the unit; when a person moves the voucher stays with the unit.

Briefing

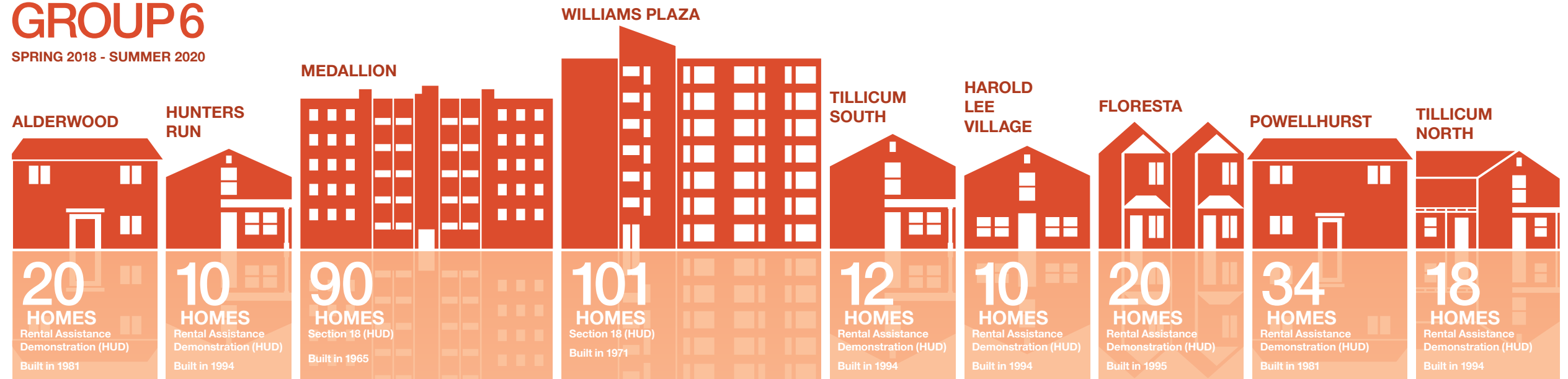
An orientation that introduces participants to the voucher program. The purpose of the briefing is to provide you with all the information you need to understand this program. At the end of the briefing, residents are asked to sign paperwork packet.

LIHTC

The Low Income Housing Tax Credit program is designed to fund the construction and rehabilitation of affordable housing. This is the most common way to build and repair affordable housing.

GROUP 6

SPRING 2018 - SUMMER 2020



85 Stories – HUD gives us the green light to launch Phase III

All Home Forward public housing properties are changing rental subsidy to the project-based Section 8 program (see definitions). We have called this process 85 Stories since it started with our ten high-rise buildings. Phase I included major renovations to four of these buildings and Phase II included six newer properties that did not need renovations.

Overall, 85 Stories allows Home Forward to budget for more operating cash from HUD and borrow money to help with needed repairs and renovations. In addition, financial partnerships using Low Income Housing Tax Credits (LIHTC – see definitions) will help bring more funding to the construction process. Individual properties are bundled in groups to help attract financial investors to the partnerships.

Two HUD programs are being used to change your rental subsidy: Section 18 and Rental Assistance Demonstration (RAD). Home Forward staff have worked with HUD to maximize the amount of funding available due to the age and condition of each building. Your property will use either one or the other subsidy method (not both).

PHASE III

Your property is part of “Group 6” which includes:

Subsidy Change with RAD	Subsidy Change with Section 18
Alderwood, Hunters Run, Tillicum South, Tillicum North, Floresta, Powellhurst, Harold Lee Village	Medallion and Williams Plaza

85 Stories housing preservation goals

- Continue to serve our existing low-income residents and similar populations in future years
- Continue to be owned or controlled by Home Forward
- Improve physical and financial conditions at our properties
- Create partnerships to optimize public and private resources on behalf of the properties and residents.

How will the subsidy change impact my rent?

- The way your rent is calculated is the same in Section 8 and public housing.
- To change from public housing subsidy to project-based Section 8, residents will need to sign new leases and other paperwork.
- A very small number of residents (less than 1%) may be considered “over-income” by the Section 8 program rules and/or the LIHTC rules. A person who lives alone while attending school full time may also be impacted. In these situations, permanent relocation assistance will be offered by Home Forward staff. If you think either of these situations might impact you, please do not move yet! There is an official window of time that you need to be living at the property before you will be eligible for permanent relocation benefits. Staff will notify you if you will be impacted by these changes.

How might the construction process impact my home?

- Most of Home Forward’s smaller properties have had recent renovations. This means they will have less work to be done and fewer impacts due to construction.
- Construction improvements at larger properties can take approximately 18 months. In order to complete the improvements, temporary relocation may be required at some properties. If needed, Home Forward staff will assist and there will be no cost to the resident.

What are my options to move from my current home?

- Both of the subsidy change methods (RAD and Section 18) contain federal rules about your ability to request a Section 8 voucher if you want to move from the property. These allow you to move into the private rental market with a Section 8 voucher at particular times in this process.
- The two subsidy change methods have very different rules. These rules involve when the vouchers might be available to you; please don’t assume what happened to a friend at their property will be the same as what impacts you at your property. These rules will be explained in detail at the upcoming resident meetings.