

Q & As for Residents from the Resident Meeting for Conversion

Acronyms:

NBPM – New Boston Property Management

ATCOG – Ark-Tex Council of Governments – Section 8 Administrator

S8 – Section 8

- 1. Is the Section 8 Voucher affordable to go out of state?** Yes. A S8 voucher will be allowed to cross state lines because the program is a federal program. Someone can move with their S8 voucher to anywhere in the U.S. but speak with your S8 Administrator first.
- 2. If you stay in your current apartment, is my rent going to be different?** After conversion, rent should remain the same or possibly drop depending on the utility allowance. There may be a rare instance where the rent increases but typically not.
- 3. If I move, is the rent going to go up?** Not necessarily. See Question 2.
- 4. Does it depend on how long you lived here to get a voucher?** After conversion and if you did not move, once you sign a lease with NBPM, you must follow through with that lease until the end date (usually one year) and must be in compliance with the program requirements and landlord rules. That would be the same for any landlord.
- 5. Can you stay here with a tenant-based voucher or do you have to move? What's the difference?** Yes, you can stay in your current apartment after conversion and retain your voucher. Some individuals want to move before conversion and NBPM will assist with their move. There is no difference in the voucher for people who move during conversion or many years later. The ones moving during conversion qualify for moving benefits explained in the power point.
- 6. How long is your lease?** The new NBPM lease will be a typical one-year Texas Apartment Association (TAA) lease. One year is standard among all landlords.
- 7. What happens if you check option 2 but then choose not to move?** That will not be a problem. The initial survey is for the application purposes only. There will be another option in the spring and if you decide to move then but cannot find anywhere to move, you can still stay in your current apartment with your voucher and can move at a later date. There will be no pressure from management to move or not.
- 8. What if we choose Option 1, and then want to move? Can we change our minds?** Of course, see Question 6 above.
- 9. If we chose Option 2 and move, how will ATCOG work from where we move?** ATCOG will manage your voucher within their jurisdiction of many counties. If you move to another location, typically the S8 Administrator in that area will manage your voucher but you should check with ATCOG for more details when you know that will happen.

- 10. Will there be someone to coordinate with us in the main office?** Yes. Patti Chisum, Lease Enforcement Officer, is being trained on the process and will assist any resident in their move during this conversion. She will have a list of local qualified landlords that will accept a S8V, assist with giving guidance on deadlines and gather receipts for refunds. Her duty in this will not start until February 15 so give her time for training so she can be effective in helping.
- 11. When I renew my lease will I still do the same thing I am doing now with Becky and Kristy?** Yes, you will but not with Becky or Kristy. The process is a HUD program so you will continue gathering and submitting the same information but for the S8 Administrator. The only thing you will need to do with Becky or Kristy is to sign the lease since NBPM will be the landlord.
- 12. Who will the Property Management belong to?** The New Boston Property Management is a Local Government, created under Texas Local Government Code 392. Legally, it is “owned” by the Board of Commissioners. By state law, the Board members get no benefits from being in that position. They are appointed by the Mayor of New Boston for a two-year term. NBPM will not change except that the public housing program is dissolving, and the contracted properties will now be privately owned by NBPM.
- 13. Does Ownership change? Will the people working there still be there?** There will be no change in ownership or staff after the conversion. You’re stuck with us. LOL
- 14. If you live in a 1 BR and find a 2BR, can you move to it with the voucher?** The voucher program sets the size of apartment/house based on your household size. They can deny your selected location if it does not qualify for their BR size and payment standards.
- 15. If you go to work, does it still make the rent go up?** Concerning your rent, having a voucher is the same as living in public housing. Rent is based on your income. Higher income (from a job) means higher rent. BUT...with income, you don’t have to depend on Toys for Tots, Food Stamps or Meals on Wheels. You can support yourself and even have leftover money to go to dinner and a movie, take a trip or buy a vehicle. You would have more money to enjoy life rather than struggling to see how to get by. Work should be seen as a blessing—it’s just in the attitude.
- 16. Can we get showers in Dogwood?** Working on that for the 3BR apartments now.
- 17. Will a Section 8 voucher help purchase a house?** That is a program through the S8 Administrator and NBPM has no information about it nor authority in it.
- 18. With tenant based, is it still income based?** Tenant-Based simply means the voucher stays with the tenant; Project-Based means the voucher stays with the project or unit. Housing benefits always means rent is based on the income.
- 19. What about our deposit, can we get it back if we choose Option 2 and moved?** Your deposit process is still the same as any other time. Before you move, you need to complete the Intent to Vacate Form. Then once you move, any delinquent rent or charges and repair costs for any damages will be applied to your security deposit. The remainder will be returned to the last known address

which should be on your Intent to Vacate unless you report a change in address. Per state law, any landlord has 30 days to return the remainder of a deposit.

- 20. Do you have to wait and move after the conversion?** You can move at any time during or after conversion. To be qualified for moving reimbursement, you can only move between May 31 - August 31 and provide all necessary receipts.
- 21. For a tenant-based voucher can they move at any time or can they stay here?** Once you receive your Tenant-Based voucher, you can move at any time. You can stay in your current apartment for 20 years and then move with your Tenant-Based Voucher to another location.
- 22. What does the Project-Based voucher mean?** If a tenant wants to turn in the Tenant-Based voucher to NBPM, their apartment becomes a Project-Based voucher. It does not change their rent or status. After one year in the lease, the tenant can apply for a Tenant-Based Voucher and their name will be moved to the top of the S8 Voucher Waiting List and they will receive the first voucher to be issued.
- 23. What happens if you become over income during 12-month lease period?** HUD will not kick you out on the streets. They have allowances for someone who is over-income which means their household income increases above the 80% of the Area Median Income. If you become over-income, then after a period of time, you will lose the voucher because you are seen as self-supporting. That's not a bad thing because you would be making more money than you have in the program. Make as much as you can!
- 24. What if you can't find a landlord during the conversion cycle?** If you have opted to move during conversion but just cannot find a qualified landlord, then you can sign a lease with NBPM, stay in your current apartment, and after the lease is up, you can move at that time and take your S8 voucher with you.
- 25. Can we have a copy of the presentation?** Yes. A PDF copy has been posted on NBPM website at www.ApplyNewBoston.com under the Tenant Information tab. It is in a yellow box and pdf should be accessible from your computer or smart phone.
- 26. Why are we changing the way things are going now?** Change is inevitable and NBPM must change to stay competitive in the housing market. The Public Housing program is decreasing and will soon be going away. The Section 8 Voucher program is taking its place. Apartments at Dogwood Plaza, Link Homes, Oak Terrace and Corley Homes have a contract under the Public Housing program. Since the contract is ending, the program is moving to a private-type ownership. Since no other benefit program will be administered by NBPM for those properties but the mission for NBPM is to provide housing benefits for household with lower income, NBPM will be receiving S8 vouchers, etc.