



New Boston Property Management Public Housing Conversion

Resident Participant Meeting



Why Are We Here Today?

- ▶ We will discuss
 - ▶ What does Conversion means
 - ▶ What happens to your housing assistance
 - ▶ What are your options
 - ▶ Who pays for what
 - ▶ What are your next steps
 - ▶ Schedules and deadlines



What is Conversion?

- ▶ A way to remove your apartment from the Public Housing program and “convert” to Section 8 assistance
 - ▶ The apartments will still be owned by NBPM and overseen by the same Board of Commissioners
 - ▶ The apartments will also still be used for affordable housing but through the Section 8 program
- ▶ Why convert the apartments?
 - ▶ Funding for major upgrades and replacement is getting smaller
 - ▶ Operating under Section 8 means more stable funding with no significant impact to the residents



Timeframe

- ▶ IF YOU ARE MOVING, YOU DO NOT HAVE TO MOVE AT THIS TIME.

THIS IS A L-O-N-G PROCESS.

- ▶ NO ONE will be required to move. This discussion is only for those who need to relocate to another place. We will talk about moving later.
- ▶ NBPM will continue to do maintenance and capital improvements on your apartments. Upgrades are happening now.
 - ▶ Details for each neighborhood.



What Happens to Your Housing Assistance?

- The goal is by September 30, 2020, there will be no more PUBLIC HOUSING ASSISTANCE at NBPM.
- All families will be eligible for a Section 8 assistance.
- Special vouchers (called Tenant Protection Vouchers) will be issued to ensure that no one loses assistance if they are moving and meet the deadlines and program requirements
 - Families must make sure to sign up, meet income guidelines, provide documentation and meet deadlines
 - The Arkansas-Texas Council of Governments (ATCOG) will manage the voucher program.



What Are Your Options?

- ▶ Three Options to Ensure Continued Housing Assistance
 - ▶ Stay in your current apartment with a Tenant Based voucher
 - ▶ Stay in your current apartment with a Project Based voucher
 - ▶ Move to another place (another landlord) with a voucher



How does Tenant-Based Vouchers work?

When someone has a Section 8 voucher, it is different than Public Housing.

- The voucher stays with the tenant
- The tenant locates a house/apartment
- The landlord agrees to rent to someone with a Section 8 voucher.
- The landlord signs a contract with the Section 8 Administrator
- The tenant signs a lease with the landlord
- The tenant pays the landlord their rent
- The Section 8 Administrator pays the landlord the rental assistance up to the agreed-upon rent.
- When the tenant moves out, the voucher stays with the tenant



How does Project-Based Vouchers work?

When someone has a Section 8 voucher, it is different than Public Housing.

- The voucher stays with the apartment
- The tenant applies on the Waiting List for that apartment
- The landlord agrees to rent to someone who qualifies under the Project-Based voucher program.
- The landlord signs a contract with the Section 8 Administrator
- The tenant signs a lease with the landlord
- The tenant pays the landlord their rent
- The Section 8 Administrator pays the landlord the rental assistance up to the agreed-upon rent.
- When the tenant moves out, the voucher stays with the apartment



How does Project-Based Vouchers work?

- If you decide to stay in your apartment and not move, you are still eligible for a Tenant-Based Voucher.
- After one year in the new lease, you can apply for a Tenant-Based Voucher then.
- You will be placed at the top of the TBV Waiting List.
- When a voucher is available, you will be awarded and can move anywhere.
- This will help if you are not sure if you want to move now and maybe want to move later.
- Nothing will be required of you at this time and you can move at your leisure.



Differences between Tenant Based Vouchers and Project Based Voucher

Tenant Based Voucher

- ▶ Under the tenant-based housing choice voucher program, the PHA issues an eligible family a voucher and the family selects a unit of its choice. If the family moves out of the unit, the family can move with continued assistance to another unit.

Project Based Voucher

- ▶ Under the project-based voucher program, a PHA enters into an assistance contract with the owner for a specified unit and for a specified term. ATCOG refers families from its waiting list to the project owner to fill vacancies. Because the assistance is tied to the unit, a family who moves from the project-based unit does not have any right to continued housing assistance. However, they may be eligible for a tenant-based voucher when one becomes available.



Differences between Tenant Based Vouchers and Project Based Voucher

Tenant Based Voucher

- ▶ The family's share of the rent and utilities (or Total Tenant Payment) can be as high as 40% of the family's Adjusted Monthly Income if a) the tenant chooses to pay up to 40%; and b) the owner is allowed to charge more as long as ATCOG and the tenant consider the rent to be reasonable.

Project Based Voucher

- ▶ The family's share of the rent and utilities (or Total Tenant Payment) is generally 30% of the family's Adjusted Monthly Income and there is no option to go above that since the rent is already fixed by the PBV contract.



Differences between Tenant Based Vouchers and Project Based Voucher

Tenant Based Voucher

- ▶ The maximum income limit under the program is 80% of the Area Median Income.

Project Based Voucher

- ▶ The maximum income limit under the program is 80% of the Area Median Income.

Stay With Section 8 Assistance

Stay With a Tenant Based Voucher

- Sign new lease with NBPM
- You will stay in your current apartment with a Section 8 voucher
- You will not be eligible for relocation assistance funds
- You can move out with your voucher after your initial lease is up.

Stay With a Project Based Voucher

- Sign new lease with NBPM
- You will stay in your current unit with a Project Based voucher
- You will not be eligible for relocation assistance funds
- After twelve months, you can get on the waiting list for a Tenant Based Voucher and will be at the top of the list for the next available voucher.



Move With Section 8 Assistance

Relocate With Your Voucher

- Receive voucher.
 - Find a rental unit
 - ATCOG must approve the landlord and rental unit
 - Sign lease
 - Move out of your current unit no later than August 31, 2020.
- You will be eligible for relocation assistance funds



Relocation Benefits

- ▶ Eligible for Relocation Benefits
 - ▶ Families will be given a Relocation Notice no later than May 31, 2020.
 - ▶ Families moving out of their current units between May 31, 2020 and August 31, 2020 will be eligible for relocation benefits.
 - ▶ Applies to families moving with, or without, continued rental assistance



Relocation Benefits

- ▶ Not Eligible for Relocation Benefits
 - ▶ Families who remain in their current units with Section 8 (either Tenant Based or Project Based assistance)
 - ▶ Any other families that remain in their current units past August 31, 2020. These include:
 - ▶ Families who did not apply for, or did not receive, Section 8 assistance
 - ▶ Families who were approved for Section 8 assistance but have not entered into a lease with NBPM.
 - ▶ **Families remaining in their units after August 31, 2020 without Section 8 assistance and/or without signing a new lease with NBPM are subject to eviction.**



What Relocation Benefits to Expect

- NBPM and ATCOG will provide a list of all known participating landlords
- NBPM can provide references to prospective landlords based on your rental and payment histories
- Assistance with arranging appointments with prospective landlords
- Tenant Relocation Payment



What Relocation Benefits to Expect

- Option 1: Contracted Move and Reimbursement of Utility Deposits
 - NBPM will hire a professional mover to move you
 - You will be eligible for reimbursement of any utility transfer and security deposits with proof of receipt
- Option 2: Self Move and Reimbursement of Utility Deposits
 - NBPM give you a flat fee for moving and supplies
 - You will be eligible for reimbursement of any utility transfer and security deposits with proof of receipt



Relocation Expense Payments


- ▶ Must move out between May 31, 2020 and August 31, 2020 to qualify for relocation payments.
- ▶ Reimbursements from receipts
- ▶ Checks will be issued within 3 business days of any of the following qualifying events:
 - ▶ Receipt of a copy of your new lease: Full payment
 - ▶ NBPM confirms the tenant has completely vacated the apartment regardless of the family providing a new lease, or not.
- ▶ These payments are designed to cover items such as moving, Utility connection/transfer, packing materials, etc.
 - ▶ If actual expenses are more than the maximum payment, you are responsible for the difference.



Reimbursement Maximum

Moving company has been contracted for moves.

Bedroom Size	Maximum Contracted Reimbursement	Maximum Self-move Reimbursement
1 Bedroom	\$315	\$690
2 Bedrooms	\$315	\$765
3 Bedrooms	\$315	\$840
4 Bedrooms	\$315	\$915



What's Next?

- **DO NOT MOVE!**
 - **YOU ARE NOT BEING ASKED TO RELOCATE.**
 - **YOU ARE NOT LOSING YOUR APARTMENT.**
- **UPDATE YOUR CONTACT INFORMATION**
- **Turn in your Relocation Option form**
 - **Deadline: December 11, 2019 by 5:00 PM**
 - **This survey is required for the final application to be submitted**
 - **...but you can change your mind as we get closer to May 2020.**
- **Continue to attend the meetings.**

Schedule and Deadlines

Date	Activity
Tenant Meetings (choose one)	Nov 6 @ 1:00 PM – Corley Nov 6 @ 3:00 – Oak Terrace Nov 7 @ 1:00 – Dogwood Plaza Nov 7 @ 3:00 – Link Homes Nov 8 @ 9:00 AM and 6:00 PM - General
Deadline to turn in Relocation Option form (Min. 30 Days after Tenant Meeting)	December 11, 2019
Deadline to either move out of your current house or sign a contract to stay another year with a Section 8 Voucher	August 31, 2020



Timeframe

- ▶ December 11, 2019 - Resident Option Forms due
- ▶ December 15, 2019 - NBPM is planning on submitting the application for conversion.
- ▶ February 15, 2020 - HUD typically reviews and approves the applications within 60 days.
- ▶ May 31, 2020 - NBPM will begin to relocate those residents who want to move.
- ▶ August 31, 2020 - Deadline for moving or leasing
- ▶ September 30, 2020 - NBPM will complete the conversion process.
- ▶ October 1, 2020 - full conversion to private market.

Questions?

One-on-One answers, contact:

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