

SHA Resident Meeting #1 | 10/20/2020 10am CST

This meeting was conducted through GoToMeeting and lasted 50 minutes. There were 18 total participants, including SHA staff (5), SHA residents(11) and Recap staff(2).

Will this include Park Place?

-Yes, it will. It will be on a different timeline than Catlin and Bayview.

What about Johnson Manor?

-Yes, Johnson Manor also, but more towards 2024.

How much rent will we pay?

-Likely going to be the same. It will be based on your income.

Can I stay in my 4-bedroom apartment?

-You are required to live in a unit that is the right size for your family.

Will there be relocation help?

-During construction, it's likely that you will have to move out temporarily. Whatever it costs you to move, it will be paid by the housing authority.

Do you mean a professional mover? Or do we find our own?

-We will most likely hire. But TBD.

What type of notice will you give renters before their unit is going to be disassembled?

-A lot of time. We plan on forming a schedule to give out so that everyone know what is going on. We will definitely give a 30-day notice.

What if we use our HCV to relocate?

-That's fine. You will have to sign documents saying that you are voluntarily giving up your right to return.

What if you are already on the Section 8 waiting list?

-Stay on there. If you get a voucher and decide to do that instead, we will take you off the waiting list.

Do you have to stay one year or 2 years to relocate with that voucher?

-There is not a time requirement if the voucher is given to you. But if you want to come back to the original property, you will return your voucher and have to live there for 1-2 years before you could get another voucher.

If tenants get a voucher, do the tenants get a voucher or do we have to find it?

-We will help.

Are you trying to keep us in the same units once we relocate?

-Hard to say. If you live in Johnson Manor now, you will end up living there when it's all said and done.

Will we get our same unit?

-Right to return applies to the same property, not necessarily the same unit.

Will it cause more work in regards to mail?

-It does complicate things in every area. We are still very far from nailing things down.

When you say significant repairs, is there a list you are going off of?

-We are very early on and don't have a scope of work yet. We will bring in development partners and architects. We hope to get new kitchens and bathrooms. Some repairs may not be visible, such as major systems.

Flat rents vs income based, how often is the increase going to happen?

-Once a year, either for 3 years or 5 years.

Are you basing the calculation off of gross income or net income?

-Adjusted income. Gross income less and deductions you are eligible for.

What if you have a child with disability?

-We will work with a relocation specialist. They will interview and understand all the needs and services that each family needs.

If we are chosen to be relocated, we will be given an S 8 voucher. I'm already on the waiting list, if I don't come up within the time we have to relocate. If I move back to the property after demo and give my voucher back, do I lose my entire chance to get a voucher?

-If relocation is required, the relocation specialist will work with the housing authority to determine a relocation plan. Relocation options may be moving to other public housing vacant units or issuance of a Housing Choice Voucher (HCV).

If I choose not to come back, do I have to stay in the relocated property, or can I find a new one?

-The voucher is mobile.

Do I have to stay in the city of Superior?

-At time of app, if you lived in our jurisdiction, you can go anywhere. If you applied while not in our jurisdiction, you have to stay in ours for 1 year.

If the pandemic is still happening when construction starts will there be procedures in place?

-Yes.

In regards to relocations, will our pets be able to come with us?

-I believe we will make every effort to find you a place that includes your pet.

Will there be neighborhood changes, and not just interior changes?

-There are programs that do address neighborhoods, but RAD specifically address the property, land and building.

At Park Place, people come here through the night and its dark and there are no cameras.

This is the perfect opportunity for more feedback. We will address security issues as a part of rehab.

You can barely see anything at night at Park Place.

Will there be more dumpsters outside of Bayview? I have a baby and the bees are so bad by our dumpsters.

-Some of these items would be great to discuss on our Capital Fund meeting.

For relocations, I know you all pay. Does that mean I pay, and you reimburse me, or you just pay?

-We pay.