



The City of Beacon Housing Authority

October 22, 2019

Dear Tenants:

Thank you for attending the SVC Informational Meetings held on 10/15/19. Attached you will find a summary of the questions and answers from those meetings. We also would like to inform you of the following:

The Beacon Housing Authority would like to *project base* as many of the vouchers as possible so that we can preserve the subsidy at Forrestal Heights and Hamilton Fish Plaza for years to come. This is a huge asset to our community and we wish to protect it.

As you learned at the meeting, if the conversion is approved, eligible tenants will be issued a *tenant based* voucher. Each tenant will then decide if they would like to:

- (1) Keep the tenant based voucher and remain in their current apartment (you will then be entering into a one year lease with the BHA)
- (2) Take the voucher and move to another apartment (outside of the apartments managed by the BHA)
- (3) *Project base* the voucher and remain in your unit with rental assistance (which would tie that voucher to your current apartment)

Under federal regulations, the tenants that *project base* their voucher have the right to terminate their lease any time after the first year of occupancy with written notice to the BHA in accordance with the terms of their lease. The BHA is then required to offer the family a *tenant based* voucher (or other comparable assistance) to move. If that is not immediately available, the BHA will give the family priority to receive the next available opportunity for *tenant based* assistance. Therefore, if you *project base* your voucher it does not mean that you will not be able to move later and have rental assistance.



4844-2871-4922.2

EQUAL HOUSING
OPPORTUNITY

One Forrestal Heights • Beacon, NY 12508

Phone: 845-831-1289 Fax: 845-831-1370

www.beaconhousingauthority.org



We realize that this is all new and can be confusing. We will continue to provide you with information as we move through the process. As we continue with the application process, we will have another meeting to discuss the topic of project-basing further and you will be provided additional written materials.

Sincerely,

A handwritten signature in black ink, appearing to read 'Roland Traudt', written over the word 'Sincerely,'.

Roland Traudt
Executive Director

Hamilton Fish Plaza Questions

- 1) I have a S8 voucher from Pathstone so can I use it here?**

We are not accepting vouchers at this time. If approved for the conversion, you will be issued a tenant based voucher.

- 2) Do I still have to live in Beacon for a year if I accept a voucher?**

No. You can move out of Beacon immediately.

- 3) What is the monthly income for Section 8?**

For this conversion, you must be a low income family to qualify for Section 8. That dollar amount depends on your family size. Please refer the handout.

- 4) Who owns Beacon Housing Authority?**

Beacon Housing Authority

- 5) What is the difference between project based vouchers and tenant based vouchers?**

A tenant based voucher is mobile and can be taken by a family from one unit to another. A project based voucher remains with the apartment.

- 6) Is eligibility based on the length of time living at BHA?**

No. Any family that is living in an apartment at Hamilton Fish Plaza or Forrestal Heights at the time of conversion will be considered.

7) For the next year are we still at the same rent?

We are still in the application process. Everything will remain the same until you hear otherwise. We will be meeting with each family as we progress through this process to discuss their specific circumstances.

8) Who decides whether you take tenant based voucher or project based voucher?

That is up to each individual tenant.

9) When the change happens will apartments be painted and updated?

A conversion will provide for more subsidy to the property and a means to borrow funds if needed for improvements. Those improvements will be identified and planned as we move forward.

10) Will a higher rent be subsidized more by the government?

The tenant portion of rent will be based on the family income. The difference between that and the total rent will be subsidized by HUD.

11) Will rent still be based on income?

Yes.

12) Will S8 pay our whole rent with a voucher?

Tenants will pay a portion of the rent based on their income.

13) Is RAD off the table now?

Yes.

14) One of the tenants researched the SVC issue and stated buildings can be demolished and tenants kicked out. Will that happen?

No. The BHA has no plans to demolish any buildings or kick any tenants out.

15) Will BHA benefit from everyone going one way or another: Tenant or project based?

The BHA should receive the same amount of subsidy with either option.

(Additional Information – provided post meeting in a written notice to tenants)

However, if tenants project base the voucher we can preserve the subsidy within the building (and our community) for years to come. Which the BHA is very committed to doing so we are hoping to project base as many of the vouchers as possible.

Tenants that elect to project base their voucher can request a tenant based voucher after one year of living in the project based unit if they decide they would like to move and take rental subsidy with them. They will be issued the next available voucher from the BHA.

16) How long will it take for HUD approval once the paperwork is submitted?

We cannot say for sure but we are under the impression that HUD has 45 days to respond.

17) What are the next steps?

We will be submitting the application for conversion to HUD.

Forrestal Heights Questions

1) We are currently under HUD so where is our funding coming from?

The subsidy will still come from HUD.

2) Will our rent stay about the same?

Tenant rent will be based on income as it is now. Each family's portion will remain about the same. Families that are currently paying a flat rent may see a difference. We will be meeting with each family to discuss how the conversion will affect them.

3) What is the difference between tenant based vouchers and project based vouchers?

A tenant based voucher is mobile and can be taken with a family from one apartment to another. A project based voucher remains with the apartment.

4) Where is S8 available?

Section 8 can be used though out the United States and territories of the United States.

5) How long is the application process?

This is at the discretion of HUD. We have no idea how long this could all take.

6) Are both type vouchers (tenant based and project based) beneficial to BHA?

The BHA should receive the same amount of subsidy with either option.

(Additional Information – provided post meeting in a written notice to tenants)

However, if tenants project base the voucher we can preserve the subsidy within the building (and our community) for years to come. Which the BHA is very committed to doing so we are hoping to project base as many of the vouchers as possible.

Tenants that elect to project base their voucher can request a tenant based voucher after one year of living in the project based unit if they decide they would like to move and take rental subsidy with them. They will be issued the next available voucher from the BHA.

7) If the application is not approved, will things remain the same or will you try some other program?

If the application is not approved we will remain Public Housing. Whether or not we apply for some other type of conversion will be at the discretion of the Board of Directors.

8) What happens if I am not eligible for S8?

If a family is not eligible to receive a voucher the BHA will work with that family individually to discuss housing options. We are still seeking guidance from HUD on this issue. We do not expect this to effect many families.

9) When the conversion happens how do you plan to fix or renovate apartments?

The BHA will begin planning improvements over time. We do not have immediate plans to relocate tenants and renovate apartments.