



## **Frequently Asked Questions about Section 18**

Subsidy change at these apartment communities: Schrunk Riverview Tower & Tamarack Apartments

### **What is Section 18 and what is Home Forward's plan for my building?**

During the summer of 2015 Home Forward held a meeting at your building to explain that we were applying for approval from the federal government to change the way your apartment is funded. We have received approval under the Section 18 program. Currently, the type of housing assistance you receive includes a federal Public Housing subsidy which covers the majority of your rent and a small amount of maintenance and repair costs. Home Forward is changing the building to the Section 18 program to change the housing assistance you receive to a form of federal project-based Section 8 subsidy. HUD's Section 18 process allows housing authorities to "convert" Public Housing to Project-Based Section 8 to pay for on-going operations and to borrow funds for major improvements. Home Forward is considering using this process to change the subsidy at your building in order to obtain additional money to improve both the operations and the physical condition of the buildings.

### **What does this mean to me?**

This means that the type of housing assistance provided to you may change from Public Housing subsidy to Project-Based Section 8 subsidy. With this subsidy change, you will be given the opportunity to leave your building with a Section 8 voucher if that is your choice (see more about Section 8 vouchers on the next page).

### **Why are these changes happening?**

Over the past decade, federal funding for Public Housing has continually declined. The Section 18 program will allow Home Forward to count on a more stable funding source to operate and maintain our apartment buildings. In the future, this funding change could help us take care of your building so that it will last longer, and we will be able to continue to provide homes to those who need it most in the community. Home Forward is using these important policy guidelines:

- 1) Continue to serve very low-income populations in these communities.
- 2) Maintain ownership or control of the properties.
- 3) Improve the physical and financial condition of the properties.
- 4) Partner to optimize public and private resources on behalf of the properties and our residents.

### **Will management change at my building?**

No, Home Forward plans no property management changes due to this conversion.

### **When will this happen?**

We will begin contacting you with appointments later this year. You will have to attend a briefing meeting, complete some paperwork, and sign a new lease. Home Forward will also be required to inspect your home during this process even if you have already had your yearly inspection.

## What is Project-Based Section 8?

This type of federal housing assistance is a subsidy that is attached to the apartment you live in; it is not transferrable, and you cannot take it with you if you choose to move in the future. This is in contrast to a "Housing Choice Voucher" which is often referred to as a Section 8 voucher (see below). Every apartment in your building will have a Project-Based Section 8 voucher attached to it.

## Could a Section 8 voucher allow me to move in the future?

The Section 18 process would allow you to choose a Section 8 voucher during a specific period early in the transition process. After that early window of opportunity, residents with a project-based Section 8 voucher can not move with a portable voucher.

## How does a Housing Choice Voucher work?

The voucher allows you to search the private market for a home with Home Forward paying a portion of your rent directly to your landlord. After you find a home and pass the landlord's screening process Home Forward will inspect the unit to make sure it meets basic health and safety requirements and to make sure the landlord is charging a reasonable amount of rent. Once the inspection and rent amounts are approved by Home Forward you sign a lease with the landlord and Home Forward signs a contract with the landlord. You maintain your own relationship with the landlord for paying your portion of the rent, requesting maintenance, etc.

## Are there any drawbacks to taking a Housing Choice Voucher?

It depends on your situation, and you get to decide if it's a good fit for you. Some people prefer the flexibility to move where and when they want to, but some people prefer the stability of living in Home Forward's buildings. Some people have a low credit score or something on their criminal history that can make it hard to find a landlord that will accept them because private landlords are not required to have an appeal process. Home Forward does not help pay security deposits and fees which can be expensive in the private market.

## What if I request a voucher but I can't find a place to rent before it expires?

You are welcome to continue living in your current home.

## Could I use a Housing Choice Voucher to move to a different county or state?

Yes. You must be in good standing with Home Forward to request to port out your voucher to a different place.

## More Information

Things to keep in mind:

- ✓ Continue to follow the rules of your current public housing lease.
- ✓ Keep an eye on your mail for more information from us.
- ✓ If you have questions about the changes, contact your property management office.
- ✓ For more information on the Process of Section 18, go to: [www.hud.gov/](http://www.hud.gov/)
- ✓ For general updates visit our website: [www.HomeForward.org](http://www.HomeForward.org)