

Resident Information Sheet

Hawkins House, Silver View, and Lynn Crest

Conversion to Section 8 Project-Based Voucher Rental Assistance

September 14, 2021

Everett Housing Authority (EHA) operates nine (9) properties that are funded by the U.S. Department of Housing and Urban Development (HUD) through the Section 202 Supportive Housing for the Elderly Program. The properties are currently owned by nine (9) separate nonprofit corporations. Residents of these apartment buildings pay rent based on their income. The remaining funding for operating and maintaining the apartment buildings comes from HUD Project Rental Assistance Contracts (PRACs), which are up for renewal in 2022 and 2023.

On August 23, 2021, EHA notified residents of Hawkins House, Silver View, and Lynn Crest of our plans to request HUD approval to convert the properties to Section 8 Project-Based Voucher (PBV) contracts. The notices also provided information about how to attend resident meetings that were held on September 3, 2021 to talk about our plans, explain how residents could be affected, and answer questions. Below is a summary of the information presented at the meetings.

RAD Conversion Plan

HUD renews the PRACs every year. The PRAC for Hawkins House is set to renew on July 20, 2022, the PRAC for Silver View is set to renew on August 16, 2022, and the PRAC for Lynn Crest is set to renew on January 25, 2023. HUD is not always able to provide enough funding to pay for all expenses at the properties or allow EHA to save up for larger expenses, so we have to make decisions about needed building repairs and replacements that we will not complete each year.

EHA can now change the type of funding at these properties to the Section 8 PBV Program through a process called a Rental Assistance Demonstration (RAD) Conversion. Section 8 PBV funding is a more stable, reliable, and flexible funding source for the properties and will allow us to take care of the repairs and improvements that are needed to maintain the properties long-term. Converting the properties to Section 8 PBV contracts means that we will be able to keep the buildings running well and looking nice. If HUD does not approve Section 8 PBV contracts for the properties, the properties will continue to be funded through the HUD Section 202 Program.

Maintaining the properties includes making sure they comply with all local, state, and HUD requirements as well as repairing and replacing building components. Work scheduled for the next year at Hawkins House includes concrete curb repair, installing equipment into one apartment to make it accessible for people with audio-visual impairment, and common area laundry room accessibility modifications. Work scheduled for the next year at Silver View includes installing equipment into one apartment to make it accessible for people with audio-visual impairment, and common area restroom and kitchen accessibility modifications. Work scheduled for the next year at Lynn Crest includes siding replacement and exterior painting.

If HUD approves EHA's RAD conversion plans, the estimated date of conversion of the properties to the Section 8 PBV Program is July 20, 2022 for Hawkins House, August 16, 2022 for Silver View, and January 25, 2023 for Lynn Crest. At that time, ownership of the properties will transfer to EHA.

How the Conversion Will Affect You

Residents will see very little changes with the conversion of the properties to Section 8 PBV contracts.

Your Rights

Residents of the properties will not lose their housing and will not be relocated. Residents have a right to remain at the property and will not have to be approved again to live at the property.

Rental Assistance

You will get rental assistance from EHA through the Section 8 PBV Program and continue to live in your current apartment. Any resident that eventually chooses to move may request to take their rental assistance with them to rent a home somewhere else.

Rent Payments

Your monthly rent payment will still be based on your income and will most likely not increase. Your rent may go down because we will use a standard Section 8 utility allowance which is higher than the current property utility allowance. There will also be some minor differences in how income and medical deductions are calculated.

Elderly Restriction

The properties will still be limited to people aged 62 and older.

Property Management and Services

EHA will continue to operate the properties and provide support services, so residents will get help from the same staff that work at the properties now.

Resident Comments

We would like to hear resident comments on our plans to convert the properties to Section 8 Project-Based Voucher (PBV) contracts. We will consider any resident comments we receive when we complete our plan for each property. The resident comment period for Hawkins House, Silver View, and Lynn Crest ends on October 3rd at 5pm. Residents can submit their comments by email to rad@evha.org or by voicemail at 425-303-1168. We are also considering comments we received at the resident meetings in our plans.

Questions and Answers

To submit a question after the meeting, please email rad@evha.org or call our voicemail at 425-303-1168 to ask your question and we will respond. Please also check our website for additional information at www.evha.org/rad.

Additional Resident Meetings

We thank all the residents that attended the resident meetings on September 3, 2021. We will hold one additional meeting after our plans are submitted to HUD and if there is a material change to our plans. We will provide resident notices for these meetings and will also post the meeting information on our website at www.evha.org/rad.