

# Questions and Answers from the July 24, 2018 Sparkman Homes Development Update

1. Can you rent a house using a Section 8 voucher?
  - Yes, as long as certain requirements are met, you can use your Section 8 Housing Choice Voucher at apartments and houses.
2. Do you think it is realistic for Sparkman Homes residents to move into Hampton Cove, South Huntsville, Madison, etc.?
  - Yes, we have over 200 families currently living in these areas.
3. Are zip codes 35802 and 35803 opportunity areas?
  - No, these zip codes will be utilizing the area-wide Payment Standards.
4. What are the higher income zip codes for Section 8?
  - 35749, 35757, 35758, 25759, 35763, and 35806
5. What are the plans for Sparkman property after the demolition?
  - HHA will determine the best course of action for vacant property once demolition is completed. If we decide to sell the property we will advertise the property for sale and accept bids from all interested parties.
6. How much longer will residents have to stay at Sparkman Homes?
  - We expect to submit our application for demolition to HUD within the next six weeks. We are awaiting completion of the issue with the Alabama Historic Preservation Office, Phase II environmental review, and an updated physical needs assessment to complete our application.
7. Can you take a voucher and move to the New Market area (35761)?
  - Yes, New Market is located within HHA's jurisdiction.
8. Are you really going to tear down Sparkman Homes?
  - Yes. HHA plans to submit our request for demolition to HUD within the next weeks. Once approved, we will begin relocating residents and once all have been relocated we begin demolition.
9. Will Ms. Riche's briefing be posted on your website?
  - Yes. You can access all material presented at the hearing on our website at [www.hsvhousing.com](http://www.hsvhousing.com) .
10. Do you have to stay in Huntsville for a year before you can take your voucher to another city/state?
  - No, Sparkman Homes residents will have the portability option when the voucher is issued.

11. When will Sparkman Homes residents receive a relocation specialist?
  - Residents are already being assigned and working with relocation specialists. If a resident family has not already been contacted by a relocation specialist, then they can speak with Patrice Boddie, HHA's Resident Services Supervisor. Her number is (256)532-5630.
12. What will happen with the Boys & Girls Club on the site?
  - The Boys & Girls Club will transition to the site at the Calvary Hill Center in the Northwoods public housing community. The Teen Center is already there.
13. When are you holding meetings in neighborhoods?
  - We will not be holding any meetings in the neighborhoods. We will put a copy of each presentation, a list of Questions and Answers addressed at the meeting, and a copy of the filmed recording of the meeting on our website where everyone can view it.
14. Is Brookside on the schedule for demolition?
  - HHA requested Board approval for the demolition of Brookside in order to support the City of Huntsville's application for a grant to construct a pedestrian bridge to connect downtown Huntsville and the Lowe Mill area. The City has not obtained funding to construct the bridge so we do not anticipate the demolishing of Brookside (only a portion) in the near future.
15. What is the purpose of going smoke-free if Sparkman Homes is going to be torn down?
  - The smoke-free rule was implemented by the Secretary of Housing and Urban Development (HUD). All 3,200 public housing authorities in the United States are required to go smoke-free. Huntsville Housing Authority must comply with the rule as issued by HUD.
16. Will the smoke-free policy apply to residents who receive a voucher?
  - No, the smoke-free policy only applies to public housing. However, an individual landlord in the voucher program may have their own smoke-free requirement for their property.
17. Will HHA assist residents with moving costs?
  - Yes, HHA will assist with moving costs and utility transfer fees.
18. Can residents begin looking into what will be required to relocate now so that they can be prepared?
  - Yes! Residents are encouraged to be preparing for relocation now.
19. Does HHA provide service dogs for persons with a disability and for emotional support?

- No, HHA does not provide service dogs. Persons that need service dogs are welcome to request reasonable accommodation and provide the required verification documents from a medical or other professional to HHA.

20. When housing vouchers are given out, would you want individuals to move into your neighborhood?

- I would not have a problem with it. In fact, I live in Madison and I have Section 8 vouchers right down the street from me. There have not been any problems. In fact, I would rather have a Section 8 resident than someone who does not have the double checks that are in place for Section 8. Section 8 residents have to abide by the guidelines of their lease and by HCV guidelines. Also, the landlord must maintain the property according to HQS standards/inspections.
- Yes. It's fine with me.
- For landlords, Section 8 makes good business sense. It is a stable source of income with a proven history, and the program's rules encourage tenants to behave well or lose their voucher. Voucher holders who get in trouble with the law, who have unauthorized people living with them, or who don't return letters and phone calls are kicked out of the program. Housing Authority staff reviews arrest reports every day. Also, a Section 8 voucher will be terminated if the voucher holder is evicted by the landlord for lease violations. With these rules and regulations in place, it seems to me that a Section 8 family would be a good tenant. Maybe they just need a little help.
- I agree with the statements of my colleagues. I would prefer a Section 8 participant over a typical lessee as they are subject to increased standards as they have to comply with not only their lease, but also with the requirements for the Section 8 program which can be found in our Admin. Plan on our website. Other landlords are not held to any standards regarding the maintenance and upkeep of their units, but Section 8 landlords as required to comply with HQS standards and are subject to regular inspections.

21. Who will pay for demolition and removal?

- That has not been finalized at this time. Our immediate objective is to have the demolition application approved and relocate our residents. We will deal with the demolition later.

22. What percentage of HHA staff will be reduced after the relocation is completed?

- HHA does not intend to lay off any staff due to the closing of Sparkman Homes. We have vacancies at other sites and we hope that we can maintain all staff through attrition of staff at other locations.

23. What type of training will be available for residents as it relates to maintaining a house and the outside of the property?

- HHA works with our partner agencies to provide assistance and training. HHA itself does not provide the training.

24. What can the community do to assist the housing authority in making sure the residents are afforded the opportunity provide a better lifestyle for themselves and their families?

- The community can be welcoming and supportive to our residents. Our residents want the same thing as everyone else; a safe place to raise their families, a home they feel comfortable in, and the opportunity to make a better life for their family.