



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • **Changing Lives**

Rental Assistance Demonstration (RAD) Overview

What is RAD?

GDPM is committed to ensuring that GDPM residents have access to quality affordable housing. As our properties age, they require more improvements. However, Congress has not provided enough funding for public housing authorities (PHAs) like GDPM to keep up with the needed repairs of their public housing units. As a result, PHAs have had to make tough choices between things like repairing roofs and replacing plumbing—or worse, demolishing public housing.

In 2012, HUD launched the Rental Assistance Demonstration (RAD). RAD is a HUD program created to assist public housing authorities maintain and preserve their public housing units. It provides PHAs a way to make needed improvements to their properties without depending on additional money from Congress.

Since 2012, HUD has authorized more than 180,000 public housing units to participate in RAD. GDPM is in the initial planning process of determining whether RAD would be a good program for GDPM's Asset Management units.

How Does a RAD Conversion Work?

In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed. This ensures that the units remain permanently affordable to low-income households. This shift will make it easier for PHAs to access additional funding needed to make improvements to their properties.

Residents continue to pay 30% of their income towards the rent and they maintain the same basic rights as they possess in the public housing program.

WHY RAD?

Housing authorities are choosing RAD because with RAD, housing authorities are able to perform substantial rehabilitation or even new construction of its aging public housing stock. Since, we're in the initial planning phase, GDPM has not identified the extent of work that would be completed on any potential RAD units. To the extent feasible, GDPM will try to complete any needed rehabilitation work with residents in place and with minimal impact on the residents. If substantial rehabilitation is preformed and residents have to move because of the extent of the work, GDPM will be required to provide relocation assistance and all residents have the right to return to the unit once rehabilitation is

completed. If the amount of work that needs performed is significant, GDPM may choose to build or acquire a new unit and you will have the right to transfer to the newly purchased or constructed unit.

GDPM and RAD

As part of its initial RAD planning process, GDPM will be meeting with residents of buildings identified as potential RAD sites. After meeting with the residents, GDPM intends to submit RAD applications in order to preserve its spot to participate in the RAD program. By submitting an application, GDPM is not committing to participate in the program. It is only the first step in determining whether it would be beneficial for GDPM to convert some or all of its public housing properties to the RAD program.

You've received this notice because the site where you reside has been identified as a possible RAD conversion site. The initial RAD sites include:

- Grand, 465 Grand Ave.
- The Metropolitan, 50 Central Ave.
- The Hallmark-Meridian, 714 Plymouth Ave.
- Triangleview, 2728 Triangleview
- Helena, 40 E. Helena
- Holt, 426 Holt Street
- Bruce, 404 & 410 Bruce
- Norman, 108 E. Norman
- Hudson/Cherry, 205 Hudson/111 Cherry
- Redwood, 311 Redwood Ave.
- Niagara, 241 Niagara
- Theodore, 3504 Theodore
- Wentworth, 2765 Wentworth

As part of this planning process, GDPM will be hosting RAD Informational Meetings for residents. GDPM invites you to participate in this planning process. These meetings are an opportunity for you to discuss GDPM's RAD applications, express concerns and provide comments.

FREQUENTLY ASK QUESTIONS

What is RAD?

The Rental Assistance Demonstration Program (RAD) is a HUD program that authorizes public housing authorities to convert their public housing stock to a long-term section 8 contract. Housing authorities will then be able to access different types of funding in order to repair and construct public housing units.

How does RAD benefit GDPM?

Under RAD, GDPM will be able to repair and/or replace its public housing stock. In 2015, GDPM identified more than \$22 million in capital needed repairs of its public housing stock. But, HUD only provided a Capital Fund Grant that was less than \$4 million. Therefore, GDPM must find alternative means to repairs and updating its public housing properties.

Is GDPM required to participate in RAD?

No. RAD is a voluntary program. By submitting the initial application, GDPM is not committing to a RAD conversion and a RAD conversion is not required. The initial application only preserves GDPM's spot in

the RAD Program in case GDPM determines that a RAD conversion is beneficial.

When will GDPM Convert to RAD?

GDPM is at the very beginning stage of assessing its properties to determine if a RAD conversion is beneficial. GDPM will submit an initial RAD application in order to preserve its opportunity to convert to RAD. If HUD authorizes GDPM to participate in RAD, GDPM will have to have more resident meetings and complete an in depth analysis of the physical condition of its properties. Only then will GDPM be able to determine the extent of construction/rehabilitation that will be needed, if any. GDPM will then have to submit a more detailed RAD plan. Additionally, GDPM will be required to submit a Significant Amendment to its Annual Plan and provide resident consultation and a public hearing.

Will I lose my housing under RAD?

NO! RAD is a way to preserve GDPM's public housing. You will **not lose your housing assistance and you will not be rescreened** as

a result of a RAD conversion. If the extent of work that needs completed is substantial and it would be safer for residents to move during construction, GDPM will find comparable housing for the resident and provide relocation assistance. When construction is complete, the resident will have **THE RIGHT TO RETURN** to the RAD unit.

Will my Rent Increase under RAD?

Like the public housing program, **RENT IS CALCULATED AT 30%** of adjusted income.

Is RAD a way of getting rid of affordable housing?

No!! RAD provides for **one for one replacement**. If a housing authority decides that new construction or purchasing new properties is the best manner of updating and preserving its affordable housing, RAD requires the housing authority to replace all units.