



GDPM DEVELOPMENT UPDATES



Dear Resident,

I am excited to announce that HUD has selected your development to participate in the Rental Assistance Demonstration (RAD) Program. RAD authorizes Public Housing Authorities (PHAs) to convert their public housing properties to project-based Section 8 contracts. This will allow PHAs more stable, long-term funding and make it easier for PHAs to obtain additional funding sources to address capital needs. Most importantly, RAD will improve housing choices for our residents.

As you know, our properties are aging and our capital needs are increasing. Over the past 15 years, HUD funds have steadily decreased. In order to preserve affordable housing for our residents, it is necessary to find innovative ways to secure funding. RAD is one of the ways we can accomplish this mission. Under RAD, we will be able to seek additional funding in order to substantially rehab or replace our aging properties. We will remain our community's largest provider of quality, affordable housing and a community asset for the long-term.

As a current GDPM public housing resident, you automatically qualify for the RAD program. Your rent will continue to be calculated at 30% of your income. If the rehab of your property is significant, and it will be safer to have your unit vacant during construction, GDPM will find a unit for you to live in temporarily during construction. But, you will have the right to return to the development once construction is finished.

I pledge to keep you informed of our plans and progress as we navigate this exciting transformation. Please find additional information about RAD in this newsletter.

Respectfully yours,

Chief Executive Officer
Greater Dayton Premier Management

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RAD—What’s Next?

GDPM hired EMG, an engineering firm, to inspect and evaluate all of the RAD properties. EMG will provide GDPM with a list of repairs and renovations that each building needs and the expected costs.

Once GDPM determines the amount of repairs and renovations needed, it will develop a Master RAD Plan. This plan will detail the extent of work needed and the timeline of each development.

Residents will be kept informed along the way. This is a long process, but the journey should be well worth it!

Will I have to Move?

You will ***not lose your housing assistance*** because of RAD. Even though owners of a RAD property can use private money to make repairs, the owners will continue to receive HUD money and must follow HUD’s rules.

Many repairs made through the RAD process will allow you to stay in your home during construction. However, some apartments and buildings will require more work.

If it is necessary for you to be relocated, you will be protected by RAD relocation rules. This means you will have the right to return to your development once construction is completed.

You’re Invited!!

GDPM will be having informational Resident RAD meetings at the following times and locations:

DATES:	Location:
June 14 10:00 am	GDPM, 400 Wayne Avenue, Dayton
June 14 3:00 pm	Triangle View Community Room, 2728 Triangle View, Dayton
June 14 5:30 pm	Madrid Estates, 221 Fox Grove, Centerville
June 18 12:00 pm	GDPM, 400 Wayne Avenue, Dayton
June 19 4:00 pm	GDPM, 400 Wayne Avenue, Dayton



RAD: 10 Things You Should Know

1. What is RAD?

The Rental Assistance Demonstration was created to give public housing authorities, such as GDPM, a powerful tool to preserve and improve public housing properties and to address the \$26 billion nationwide backlog of deferred maintenance of public housing properties.

2. Does RAD benefit GDPM?

YES. Through RAD, GDPM can address the deterioration of the structure of GDPM's housing stock. Congress has not provided housing authorities with enough funding to keep their properties in good condition. As a result, housing authorities are faced with making tough choices on which repairs take priority.

3. What type of renovations will take place?

GDPM procured a third party architect to perform an analysis of all GDPM properties. This analysis will inform us on what type of rehabilitation is needed.

RAD

Transforming and Revitalizing Public Housing

4. Will residents still receive housing assistance?

YES. Under RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed. **Residents will not lose their housing assistance and will not be rescreened.**

If you are a current public housing tenant, you are automatically eligible for RAD!

RAD also ensures that the units remain **affordable to low-income households.**

5. Does RAD mean GDPM will be privately owned?

NO. GDPM will continue to own its properties. RAD **maintains supervision** of the converted property through clear rules on ownership and use.

6. Will my rent increase?

Residents will **continue to pay 30%** of their income towards their rent and **maintain the same basic rights** as they possess in the public housing program. If a resident pays flat rent, their rent may increase. However, GDPM will allow residents to gradually phase in any increase in rent.

7. Will HUD provide more funds?

NO. The program is **cost-neutral and does not increase HUD's budget.** RAD simply shifts units from the Public Housing program to the Section 8 program so GDPM may leverage the private capital to make improvements.

8. Will I have to relocate due to RAD?

It will depend on the amount of construction GDPM needs to do, if any, to rehabilitate your current RAD unit. If you are required to vacate your unit during construction, you will have the **Right to Return to the RAD development upon completion.** Additionally, GDPM will provide relocation assistance.





RAD: Resident Fact Sheet

- ◆ *You will not lose your housing assistance and you will not be rescreened as a result of a RAD conversion.*
- ◆ *If a resident needs to vacate their unit during construction, **GDPM will pay for Relocation Assistance.***
- ◆ *RAD requires **1-FOR-1 REPLACEMENT.** All residents will have the **Right to Return** to their current development. No resident may be involuntarily, permanently relocated.*
- ◆ ***Rent will continue to be calculated at 30%** of your adjusted income.*
- ◆ *Resident organizations will continue to receive **resident participation funds**, up to \$25 per occupied unit.*

HUD RAD Webpage
www.hud.gov/rad

GDPM RAD Webpage
www.dmha.org/rad

Questions?

If you have questions or concerns, please contact us at:

RAD@gdpm.org
937-910-5444

GDPM Vision

Our vision is a Miami Valley with diverse housing and neighborhood options in which our families, partners and assets contribute to the overall quality of life and economic health of the community.



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

Rental Assistance Demonstration (RAD) General Information Notice

June 4, 2018

Dear Resident:

The property you currently occupy is being proposed for participation in the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. The RAD program will allow GDPM to seek outside public and private funding in order to perform substantial rehabilitation, updates and upgrades to its development. If the proposed RAD project receives HUD approval, GDPM will conduct an analysis of your development in order to determine the extent, if any, of construction work that will be needed.

If your property undergoes substantial rehabilitation, 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, including moving assistance and an offer to move to a comparable unit, and all residents have the **right to return** to the development once rehabilitation is completed. We will provide further details as plans develop.

This notice does not mean that you need to leave the property. This is not a notice of eligibility for relocation assistance.

The purpose of this notice is to inform you of your potential rights under the RAD program and federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). GDPM has not made any definitive plans for your development. But, it will review the feasibility of participating in the RAD Program.

If GDPM participates in RAD and you are temporarily relocated and your temporary relocation lasts longer than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, ("URA"). This assistance will be in addition to any

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assistance you may receive in connection with temporary relocation. If you opt for permanent relocation, you may become eligible for relocation assistance and payments under the URA, including:

- Relocation advisory services that include referrals to replacement properties, help in filing claims and other necessary assistance to help you successfully relate;
- At least 90 days' advance written notice of the date you will be required to move;
- Payment for moving expenses; and
- Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined in 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

If you are required to relocate from the property in the future, you will be informed in writing. GDPM will inform you of what assistance and payments you are eligible for and how you will receive these payments. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel your eligibility for assistance is not properly considered, you will have the right to appeal.

You should continue to pay your rent and meet any other requirements specified in your lease. If you choose to move, or if you are evicted, prior to receiving a formal notice of relocation eligibility, you may become ineligible to receive relocation assistance. It is very important for you to contact us before making any moving plans.

You will be contacted soon so that we can provide you with more information about the proposed RAD project. If the project is approved, we will make every effort to accommodate your needs. This letter is very important and should be retained.

If you have any questions or concerns, please contact Karla Knox at 222-4228 and kknox@dmha.org.

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