



Greater Dayton Premier Management

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

Rental Assistance Demonstration (RAD) Resident Information Notice

****Updated June 19, 2018***

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 455,000 public housing units to participate in RAD.

How Does a RAD Conversion Work?

In RAD, units move to a Section 8 project-based voucher 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.

We hope to update/replacement major building systems and other building components that are over or close to their remaining useful life. 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. These sites include (by street name):

Telford	Modena limestone
Shroyer	Quitman
Fredrick	137 Imperial
Lori Sue	149 Imperial
Gettysburg	Fitch Hawthorn
Hawthorne Village	Hoch
Winters	Willow
Superba	Red Bluff
Watervilet	Washington Village
Revere	Governors Square
Argell	Malden-Hollencamp
Triangle View	Short Helena

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.

Project Based Voucher Program

GDPM intends to convert to the HUD Project Based Voucher (PBV) Program. The Project Based Voucher program is administered by GDPM and is very similar to your current public housing program. GDPM will still own and manage the properties. GDPM may convert to the PBV program either through RAD, or may convert under another HUD program called voluntary conversion or disposition. Regardless of which program GDPM uses to convert to the PBV Program, all residents will be afforded the RAD resident protections.

FREQUENTLY ASK QUESTIONS

Question: Will a RAD conversion affect my housing assistance?

Answer: You will not lose your housing assistance and you will not be rescreened because of a RAD conversion. Even though a RAD property can use private money to make big repairs, it will still receive money from HUD. With this subsidy from HUD, GDPM will manage its RAD properties through the PBV programs. RAD requires that converted properties be owned or controlled by a public or nonprofit entity.

Question: Will a RAD conversion affect my rent?

Answer: If your building or development is converted to PBV, your rent contribution will most likely be the same as it was under public housing—generally no more than 30% of your household's adjusted gross income. Since the project-based Section 8 programs also set resident rents at 30% of adjusted income, most residents will not have rent increases as a result of a RAD conversion.

Question: *How can residents be involved in the RAD process?*

Answer: Before GDPM can apply to participate in RAD, HUD requires it to notify all residents in a development proposed for RAD conversion about their plans and conduct at least two meetings with those residents. These meetings are an opportunity for you to discuss the proposed conversion plans with GDPM, ask questions, express concerns, and provide comments. GDPM is required to submit your comments and its response to HUD as part of the RAD application.

Question: *When can a PHA start the RAD conversion process?*

Answer: After notifying residents as outlined above, PHAs can apply to HUD to convert assistance under RAD.

Question: *Will I have to move if my building or home is being rehabbed?*

Answer: Most needed repairs made as part of RAD are likely to be small and you will be able to stay in your home during construction. However, some apartments and buildings will require more extensive rehab. In these cases, you will be temporarily relocated but will have the right to return to

your development once construction is completed. Generally, temporary relocation should not last longer than 12 months.

Question: *What are GDPM's plans for my building?*

Answer: Through RAD, GDPM hopes to update or replace major building systems and other building components that are beyond useful life. In all, the change you see may be minimal.

Question: *When will GDPM Convert to RAD?*

Answer: After the resident meetings, GDPM will submit a RAD application to HUD. When HUD authorizes GDPM to participate in RAD, GDPM will have to have more resident meetings.

Question: *Is RAD a way of getting rid of affordable housing?*

Answer: 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.

Question: *What if RAD is not a good fit for GDPM?*

Answer: GDPM may pursue conversion to the PBV program through another HUD program called voluntary conversion/disposition or the developments will remain in the public housing program.

Updated FAQs from June 2018 Meetings

***Question:** How soon do I have to start packing? Will help be made available? Will information about my moving options be sent out?

Answer: After GDPM receives a Commitment to Enter into Housing Assistance Payment Contract (CHAP) from HUD, it will hold additional resident meetings and should have a more definite timeline available. However, you do not have to pack or prepare to move prior to GDPM providing you with additional notices. Additionally, we do not know if relocation will be required. If possible, GDPM will make any needed improvements with residents in place and with minimal discomfort and inconvenience to the residents.

If relocation is required, GDPM will provide you with at least 90 days' notice of an anticipated vacate date and it will not provide the notice until it has a comparable replacement unit. GDPM will assist in every facet of the move. Once construction is completed, you have a right to return to your Rad community. GDPM will continuously update its residents via meetings, newsletters, and the RAD webpage. If relocation is required, you will receive written notices and will be invited to attend a one-on-one meeting with a relocation specialist to determine your relocation needs.

***Question:** Do I have to return to my Unit?

Answer: If relocation occurs, you will have a guaranteed right to return to your GDPM RAD community. However, if you do not wish to return to your unit, there may be other options for you. A GDPM relocation specialist will speak with you directly. If you choose not to return, you will voluntarily 'give up' your right to return.

***Question:** Can you transfer to another Housing Authority?

Answer: Currently, GDPM does not have an agreement with another housing authority to allow interagency public housing resident transfers. However, you are permitted to apply for housing programs at different housing authorities as long as the housing authority is accepting applications. If after a RAD conversion, you remain a GDPM RAD PBV resident at your RAD community for 12 months, you will have a choice-mobility option. You will be able to request to be placed on the GDPM HCV Waitlist (even if the waitlist is closed). After being selected from the HCV waitlist, you may have an option to 'port' or transfer to another housing authority with your voucher. Once you exercise your right to participate in the choice-mobility program, an HCV specialist will work with you to determine your needs and will explain portability in more detail.

***Question:** Do I have to move to the West Side?

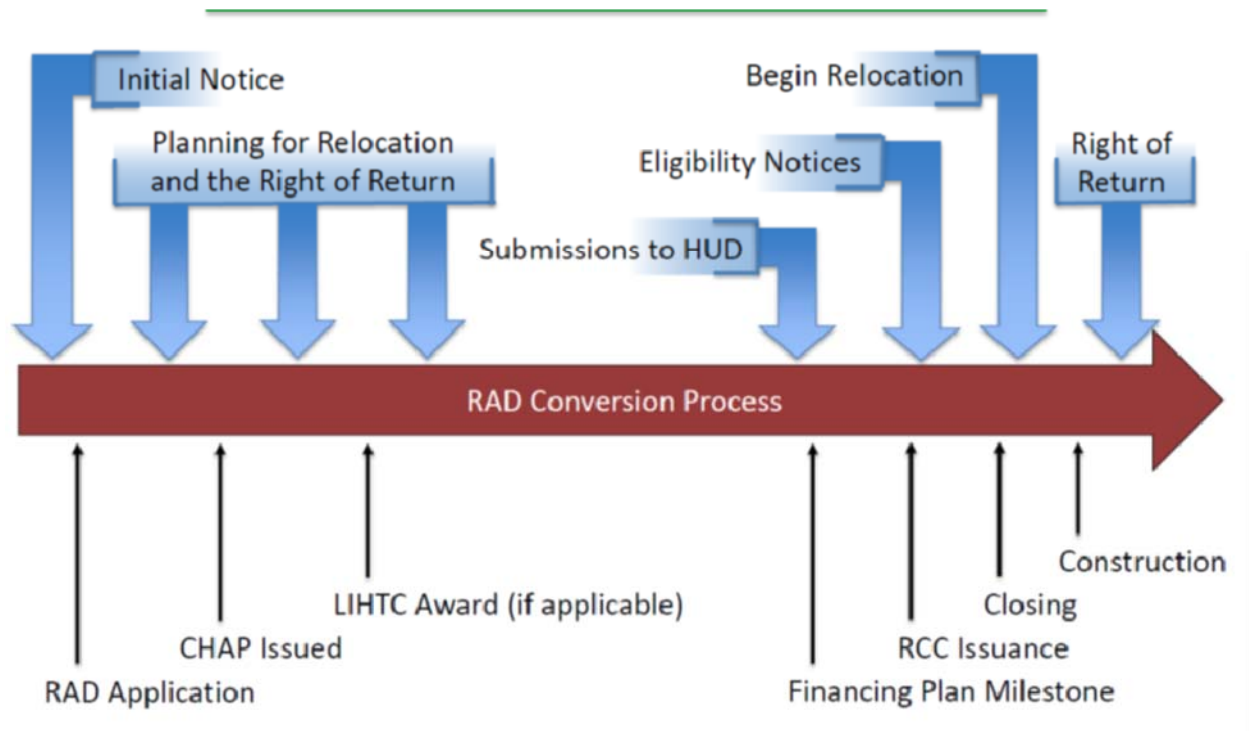
Answer: If relocation is required, a relocation specialist will work with you to find an acceptable comparable unit. To minimize the impact of any temporary displacement, GDPM will look at such items as location when finding you a unit. You will not be required to relocate to a unit that is not comparable in size, type or location.

***Question:** When will someone visit my unit to determine the needs?

Answer: GDPM's third party engineering firm, EMG, has already completed its initial needs assessment of the properties. They visited at least 25% of the units in each RAD community. If EMG updates its assessment, it will provide at least 48 hours' written notice prior to inspecting any units.

Question: How long is the Process?

Answer: It depends on the needs of your community. However, GDPM does not expect any construction to begin for at least a year. When HUD authorizes the RAD conversion, GDPM will notify you and hold additional resident meetings and will have a more definite time-line. Below is a picture of a typical RAD conversion process:



***Question: What are my options about relocation? Will there be multiple options?**

Answer: If relocation is required, a relocation specialist will work with you to minimize any temporary displacement that is required as a result of a RAD conversion. You will not be involuntarily permanently displaced. The specialist will work with you to determine your needs and to find a comparable acceptable unit. GDPM will pay the costs associated with your move to and from your RAD community. It will also provide any type of packing assistance you may need. To the extent feasible, GDPM will provide you with at least three comparable units to choose from when relocating to a unit temporarily.