



# Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

## Rental Assistance Demonstration (RAD) General Information Notice

March 8, 2017

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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400 Wayne Avenue, Dayton, Ohio 45410

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HOUSING CHOICE VOUCHER

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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 Angela Stearns, GDPM Compliance Officer, at 937-910-7625 or [astearns@gdpm.org](mailto:astearns@gdpm.org).

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## *Rental Assistance Demonstration (RAD) Overview*

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### ***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. 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.

### ***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 GDPM 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, if any, and 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 development once rehabilitation is completed. If the amount of work that needs performed is significant, GDPM may choose to build or acquire new units and you will have the right to transfer to the newly purchased or constructed unit.

### ***GDPM and RAD***

As part of its 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. In spring 2017, GDPM may submit a RAD Application for the following sites:

- Mount Crest
- Telford
- Corona

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**

##### ***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 repair and update 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.

##### ***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 residents and provide relocation assistance. When construction is complete, the resident will have **THE RIGHT TO RETURN** to the development.

##### ***Will my Rent Increase under RAD?***

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

## **GDPM will be hosting the following informational meetings to introduce and discuss HUD's RAD initiative:**

- **March 14, 2017, 10:30 a.m. at the Mount Crest Community Room**
- **March 14, 2017, 1:30 p.m. at GDPM's central office location located at 400 Wayne Avenue.**
- **March 14, 2017, 3:30 p.m. at the Mount Crest Community Room**