



# GDPM RENTAL ASSISTANCE DEMONSTRATION RESIDENT UPDATES



Dear Resident,

GDPM is excited to announce that our next phase in the Rental Assistance Demonstration (RAD) Program includes the redevelopment of your property. 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

your housing choices and the quality of our housing options as a whole.

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.

GDPM pledges to keep you informed of our plans and progress as we navigate this exciting transformation. Please find additional information about RAD in this update.

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**Residents being updated:**

Madrid | Indian Trails | Westerfield | Washington Village | Huffman/Parnell |  
City View Terrace | Telford/Corona



## ***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.

Currently, architects are preparing their pre-development proposals to address each property. Next will be assessing the proposals, resident comments and applying for financing through OHFA’s various sources.

Residents will be kept informed along the way; once preliminary scopes for each development have been identified, an additional meeting will likely be held. 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:***

<b>Dates:</b>	<b>Location:</b>
<b>Mar. 19    12:00 pm</b>	GDPM, 400 Wayne Avenue, Dayton   Upstairs
<b>Mar. 21    10:00 am</b>	GDPM, 400 Wayne Avenue, Dayton   Upstairs
<b>Mar. 22    1:00 pm</b>	Madrid Estates, 221 Fox Grove, Centerville   Community Room



## ***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.

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#### ***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](http://www.hud.gov/rad)

**GDPM RAD Webpage**  
[www.dmha.org/rad](http://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

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## Rental Assistance Demonstration (RAD) General Information Notice

**March 13, 2019**

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 an 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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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 Michael Melko at (937) 910-7646 and [mmelko@dmha.org](mailto:mmelko@dmha.org).

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# Conversion to Project Based Vouchers RAD Resident Information Notice

## What is Conversion?

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.

For GDPM, this means converting from the Public Housing program to the Project Based Voucher program. Rental Assistance Demonstration (RAD), disposition conversions, and voluntary conversions (VCAs) are the primary methods GDPM is utilizing to convert its entire portfolio. While carefully choosing which method to use is important for GDPM from a budgetary perspective, all three methods essentially result in the same benefits to existing tenants, with little to no drawbacks.

Your property will be converting to the Project Based Voucher program via a RAD application to HUD. **Do not move now!!!**

## How Does a Conversion Work?

In a RAD conversion, 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. RAD conversions also allow 25% of their units to be considered disposition conversions. This split allows GDPM to earn higher rents without charging residents more. These PBV conversion elements combined 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 Conversion?

Housing authorities are choosing conversion because with conversions, 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**



**development once rehabilitation is completed** (not necessarily the same unit). 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, RAD and Disposition***

As part of its initial RAD planning process, GDPM met with the residents of buildings identified as potential RAD sites. After meeting with the residents at various points since 2016, GDPM intended 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 is currently planned as a RAD conversion site. This may change and you will be updated if plans change.

### ***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 RAD resident protections.

### **FREQUENTLY ASK QUESTIONS**

***Question: Will a conversion to PBV affect my housing assistance?***

***Answer:*** You will not lose your housing assistance and you will not be rescreened because of a conversion to PBV. 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 conversion to PBV 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 conversion 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





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## EXECUTIVE OFFICE

Jennifer N. Heapy	Chief Executive Officer
Elaine Letton	Sr. Vice-President of Programs
Kiya Patrick	Vice-President of Strategic Planning
Lisa McCarty	Chief Financial Officer

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. Please contact Michael Melko, [mmelko@dmha.org](mailto:mmelko@dmha.org), 937-910-7646, for an email copy. GDPM is required to submit your comments and its response to HUD as part of the disposition application.

### **Question: When can a PHA start the 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 conversion 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 conversion, 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 my property?**

**Answer:** Conversion is planned for 2020/2021.

### **Question: Is conversion 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: 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 conversion, you remain a GDPM PBV resident at your 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.