



# Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

## RAD Resident Meeting Agenda

### 1. WHAT IS RAD?

- a. HUD initiative that allows housing authorities to move to a more stable funding platform (from public housing to PBRA/PBV) and allows housing authorities to seek additional funding sources to renovate/replace housing.

### 2. WHY RAD?

- a. Currently, housing authorities are 100% dependent on Government funding for public housing. Since the early 2000s, Government funding has decreased significantly.
- b. More than \$100m needed in capital repairs – we receive appx \$4m.
- c. RAD allows us to seek additional funds (tax credits, grants, mortgages)

### 3. WHAT'S THE PLAN FOR YOUR PROPERTY?

- a. Possible construction scope base on Physical Needs Assessment: Updating kitchens and bathrooms, landscaping/mulch, masonry, new porch entry, new entry doors, painting, chain link storage in basement w/gates, installation and updating of central air, new trash enclosure, new appliances and new flooring throughout the unit.
  - i. What do you as a resident think? Anything that we missed?
- b. RAD PBV
- c. Construction to begin mid-2019. **PLEASE DO NOT MOVE NOW!!**

### 4. RESIDENT RIGHTS & RELOCATION

- a. No rescreening. Eligible for public housing program - eligible for RAD.
- b. Rent still 30% of income, maintain grievance rights, 1-for-1 replacement, and choice-mobility.
- c. If temporary relocation needed -- resident have the \*RIGHT TO RETURN.
  - i. You will be contacted at least 90 days prior to relocation and will receive financial assistance to minimize hardship during the temporary transition.
- d. Will keep residents informed: meetings, newsletters, comment forms, hotline, email- [RAD@gdpm.org](mailto:RAD@gdpm.org), and website routinely updated: [www.dmha.org/RAD](http://www.dmha.org/RAD).



# Greater Dayton Premier Management

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

## ***Rental Assistance Demonstration (RAD) Resident Information Notice***

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

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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 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?

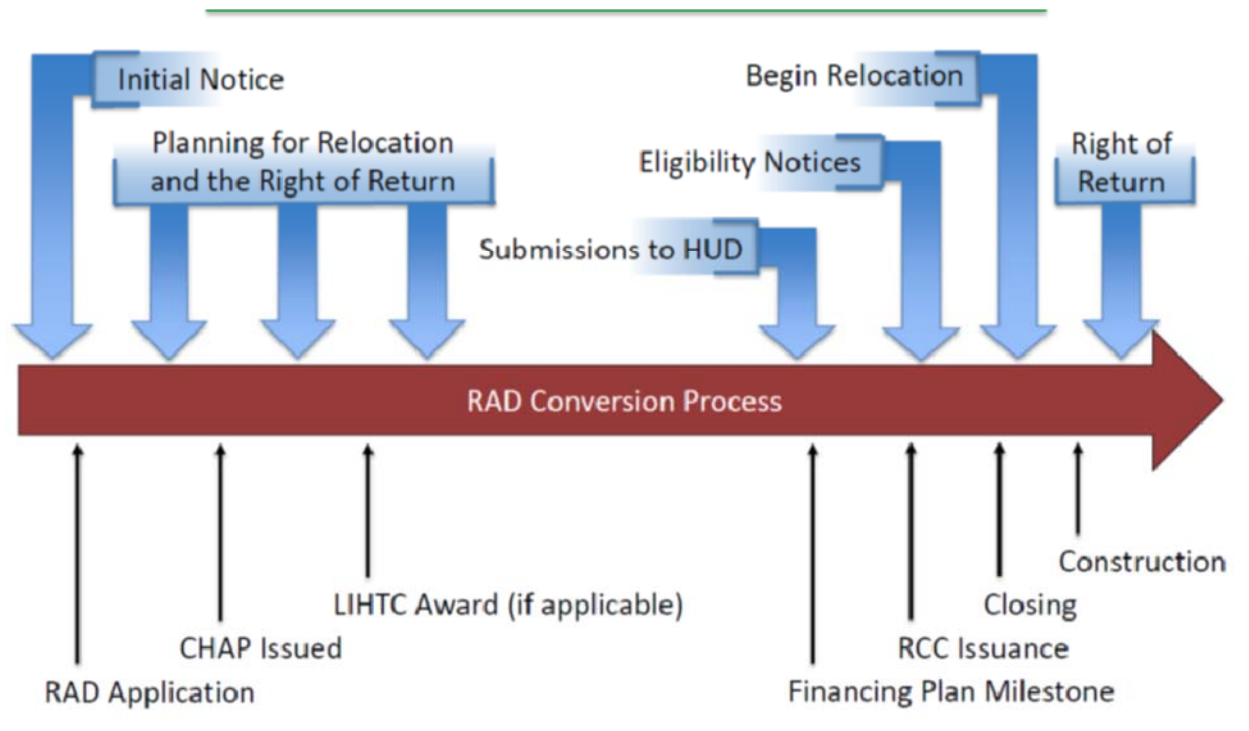
**Answer:** If relocation is required, a relocation specialist will work with you to find an acceptable comparable unit. To minimize the impact of any temporary displacement, GDPM will look at such items as location when finding you a unit. You will not be required to relocate to a unit that is not comparable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



# Resident Comment Form

Name	Address	Phone number	Email Address

Please submit your written comments to the GDPM presenter or to your property management office.

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# RENTAL ASSISTANCE DEMONSTRATION (RAD)

## TOOLKIT #1: WHY RAD? A RENTAL ASSISTANCE DEMONSTRATION (RAD) OVERVIEW

### WHAT IS RAD & WHY IS IT NEEDED?

The Rental Assistance Demonstration (RAD) is a **voluntary program** of the Department of Housing and Urban Development (HUD). RAD seeks to **preserve public housing** by providing Public Housing Agencies (PHAs) with access to more stable funding to make needed improvements to properties.

Public housing units across the country need more than \$26 billion in repairs. HUD refers to these repair costs as **capital needs**. Congress has not provided enough funding for PHAs to keep up with capital needs. As a result, PHAs have had to make tough choices between things like repairing roofs and replacing plumbing—or worse, demolishing public housing. RAD provides PHAs a way to **rehabilitate**, or repair, units without depending on additional money from Congress.



HUD Assistant Secretary Sandra Henriquez touring a property proposed for RAD in Cleveland, OH

### HOW DOES A RAD CONVERSION WORK?

RAD allows PHAs to manage a property using one of two types of HUD funding contracts that are tied to a specific building:

#### RAD TOOLKITS FOR RESIDENTS

This series of toolkits will better inform public housing residents about RAD and help them engage with PHAs throughout the RAD application and conversion process. All toolkits are posted on RAD's website at [www.hud.gov/rad](http://www.hud.gov/rad), under the 'Residents' tab. **Toolkit #1: Why RAD? A Rental Assistance Demonstration (RAD) Overview** provides a summary of the program with a focus on elements that affect residents.

- **Section 8 project-based voucher (PBV); or**
- **Section 8 project-based rental assistance (PBRA).**

PBV and PBRA contracts are 15- or 20-years long and are more stable funding sources.

This shift will make it easier for PHAs to borrow money and use **low income housing tax credits (LIHTCs)** as well as other forms of financing. These private sources of additional money will enable PHAs to make improvements essential for preserving public housing.

As a voluntary, limited demonstration program, less than 60,000 public housing units can be selected for RAD. PHAs must submit applications to convert some or all of their public housing assistance to PBV or PBRA contracts through RAD by September 30, 2015.

### WILL A RAD CONVERSION AFFECT MY HOUSING ASSISTANCE?

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, PHAs will manage RAD properties through either the PBV or PBRA programs. RAD requires that converted



properties be owned or controlled by a public or nonprofit entity.

## WILL A RAD CONVERSION AFFECT MY RENT?

If your building or development is converted to PBV or PBRA, 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.

However, if you are paying a flat rent in public housing, you will most likely have to gradually pay slightly more in rent over time. In these limited cases, if your rent increases more than 10% and requires you to pay more than \$25 per month in additional rent, your new rent will be phased in over the next 3 or 5 years depending on your PHA's policy.

## HOW CAN RESIDENTS BE INVOLVED IN THE RAD PROCESS?

HUD encourages residents and their PHAs to work together during the RAD application and conversion process.

Before PHAs can apply to participate in RAD, HUD requires them to:

- Notify all residents in a development proposed



Roundtable conversation with Fresno Housing Authority residents about a RAD conversion

### DEFINITIONS

- **Capital Needs** - Costs of repairs and replacements beyond ordinary maintenance required to make the housing decent and economically sustainable.
- **Housing Choice Voucher (HCV)** - Rental vouchers that let people choose their own housing in the private rental market.
- **Low Income Housing Tax Credits (LIHTC) (pronounced *lie-fee*)** - LIHTCs provide the private market with an incentive to invest in affordable rental housing by offering a credit for an investor's Federal taxes.
- **Project-based Vouchers (PBV)** - Rental vouchers that are attached to a specific number of units in a building. The voucher stays with the unit even after a tenant moves out. This program is often operated by PHAs.
- **Project-based Rental Assistance (PBRA)** - Like in PBV, in this program rental vouchers are tied to a specific building. This program is often operated by private owners.
- **Rehabilitation (or Rehab)** - The repairs needed to restore a unit or property to good condition.

- 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 your PHA, ask questions, express concerns, and provide comments**. The PHA is required to submit your comments and its response to them as part of the RAD application.

Once HUD selects the PHA and property to participate in RAD, the PHA must have at least one additional meeting with all residents of the property before HUD approves the final conversion. This is another opportunity for you to provide comments about the conversion plan.

## WILL A RAD CONVERSION REQUIRE A CHANGE TO THE PHA PLAN?

HUD considers a RAD conversion to be a "Significant Amendment" to the PHA Plan. Once a PHA is selected to participate, the PHA will have to

comply with the resident and public notice, consultation, and public hearing requirements associated with a Significant Amendment before the final RAD conversion is approved.

This means that your **Resident Advisory Board (RAB) will also be consulted** and have an opportunity to make recommendations.

## WHEN CAN A PHA START THE RAD CONVERSION PROCESS?

After notifying residents as outlined above, PHAs can apply to HUD to convert assistance under RAD. Some PHAs have already begun this process. The application period will remain open until the 60,000-unit conversion cap is reached, or September 30, 2015, whichever is sooner.

## WILL I HAVE TO MOVE IF MY HOME OR BUILDING IS REHABBED?

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 as provided by the Uniform Relocation Act (URA). You will have the **right to return** to your development once construction is completed. Generally, temporary relocation should not last longer than 12 months.

In a few cases, your current housing may be too old or deteriorated and past the point where it can be effectively rehabilitated, requiring that it be demolished and replaced. In these instances, you will be provided temporary relocation and you will have the right to return to the replacement housing that is constructed.

### Before RAD



Properties are typically not funded at 100% in Public Housing



In Public Housing, PHAs cannot borrow money to perform necessary repairs



The funding fails to keep up with the deteriorating living conditions of residents



Residents cannot choose to move without losing housing assistance

### After RAD



Properties are placed on a more stable Section 8 funding platform



PHAs and owners can more easily borrow money and perform rehabilitation work



The living conditions of residents are improved



Residents may receive a tenant-based voucher, or similar assistance, and move after 1 year in PBV and 2 years in PBRA

If you do not want to wait for replacement housing, the PHA may offer you comparable housing in another public housing property or a **Housing Choice Voucher (HCV)** to enable you to move to other available private housing.

Whether you are asked to move temporarily due to rehab work or to move permanently to new replacement housing, the PHA will help you find the best possible option for you and cover your moving expenses.



Civic Park in Salisbury, NC will be converting assistance through RAD

## WILL RAD INCREASE MY ABILITY TO CHOOSE WHERE I LIVE?

In addition to improved, better quality housing, you will have **greater choice in where to live** through the RAD "choice-mobility option." If you would like to move after your development undergoes a RAD conversion, you may request and receive a Housing Choice Voucher (HCV).

Under the PBV program, this option will be



### RAD RESOURCES

For more information, please refer to the *HUD Revised Rental Assistance Demonstration Notice PIH 2012-32, Rev 1* issued July 2013 available on RAD's website at [www.hud.gov/rad](http://www.hud.gov/rad), under the 'Program Information' tab.

available after living in a RAD property for one year; under the PBRA program, you may request a HCV after living in a RAD property for two years.

## WILL RAD AFFECT RESIDENT RIGHTS & PARTICIPATION?

Overall, your experience as a resident should not change very much, if at all, due to a RAD conversion. RAD **keeps many of the resident processes and rights** available under public housing, such as the ability to request a grievance process and the timelines for termination notification.

Whether HUD begins funding a development through PBV or PBRA, residents will have a **right to organize** and resident organizations will continue to **receive resident participation funds**, up to \$25 per occupied unit according to their PHA's current policy.

## WILL I STILL BE ABLE TO PARTICIPATE IN SELF-SUFFICIENCY PROGRAMS?

If you are a current participant in the Resident Opportunities and Self Sufficiency-Service Coordinators (ROSS-SC) program, you can continue to participate until all of the current program funding is used.

You will also still be able to participate in the Family Self-sufficiency (FSS) program. If your property converts assistance to PBV, you will be automatically moved from the public housing FSS program to the Housing Choice Voucher (HCV) FSS program. The rules in both programs are very similar.

If your property converts assistance to PBRA, you may continue your participation in the FSS program until your current contract of participation ends.



**REQUESTING TELFORD AND SHROYER DESIGN FEEDBACK**

**When:** Tuesday November 13<sup>th</sup> 4-5 p.m.

**Where:** 400 Wayne Ave., GDPM central office (upstairs)

Telford and Shroyer is a modernization and rehabilitation of five two-story and one three-story apartment buildings consisting of twenty-one (21) one-bedroom and three (3) two-bedroom units. The improvements to these units will increase their desirability and improve the public image of Shroyer and Telford as a whole, thus improving key connecting streets between Kettering, Oakwood and Dayton. The square footage of the units will range from xx to xx square feet.

The properties are located at 514, 520, 526, 532 Telford Avenue in Kettering as well as 2018 and 1907 Shroyer Road in Oakwood. This project is a gut rehab of each property for a total rehab cost currently projected to be around \$2 million. The development team is currently accepting comments on the design of the development and appreciate your input. Below are major elements included in the proposed design and building specific details can be provided at the above meeting:

**Exterior Building and Site Improvements:**

Asphalt sealant, landscaping/mulch, masonry, new porch entry, new entry doors, painting, selective demolition and replacement, chain link storage w/gates, new attic insulation, basement door, new roofing, new trash enclosure, new mailbox cluster, utilities demolition

**Unit Interiors and Common Areas:**

New floor wall and door finishes, new range and refrigerator, new countertops, concrete slab demolition, utilities demolition, interior wall modifications and blocking, new vinyl windows

Please contact the below if you have any questions or to provide input prior to the meeting:

Michael Melko  
Choice Neighborhood Intern  
Planning and Development  
Greater Dayton Premier Management  
937.910.7646 | [mmelko@dmha.org](mailto:mmelko@dmha.org)

Ryanne Shavers  
Administrative Assistant  
Planning and Development  
Greater Dayton Premier Management  
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514 & 520 Telford



526 Telford



532 Telford

**RELOCATION CONCERNS?**  
At this time relocation is not yet required. Notification will be provided 90 days prior.  
**QUESTIONS?**  
Call the RAD hotline at **937.910.5444**



1907 Shroyer



2018 Shroyer