

# GDPM Rental Assistance Demonstration

**WHAT:** Resident Meeting Update | **WHEN:** 12/17/18 @ 3:30pm

**WHERE:** GDPM Boardroom 400 Wayne Ave. Dayton, OH 45410



## Upcoming Developments...

GDPM has recently received authorization from HUD to begin converting certain properties from their current platform, public housing, to the Rental Assistance Demonstration, (RAD) Project Based Vouchers (PBV). We anticipate conversion for the below properties to begin in 2019. The below units are to be rehabilitated as part of conversion and a temporary relocation may be needed. **DO NOT MOVE NOW!!!** \*A relocation notice will be provided to you 90 days prior to construction start and relocation assistance will be provided; GDPM will pay associated moving costs and you have the right to return upon completion. Please see the FAQ for more specifics, call the RAD hotline at 937-910-5444 or bring your questions to the meeting on **Monday December 17th!**

Development	*Construction Start Estimate	Relocation During Construction
Lori Sue	Spring 2019	No relocation
Malden Hollencamp	Fall 2019	Not yet known <i>Will update once known</i>
Huffman Parnell/ Citiview	Winter 2020	Not yet known <i>Will update once known</i>
Revere	Summer 2019	Not anticipated
Imperial	Summer 2019	Not anticipated

### Future Design Input!

When project scopes get finalized, GDPM will share the scopes with you and ask for your input.

*"How would you like your home to be better?"*

See Lori Sue's scope on the following page.



Revere



Lori Sue



Malden Hollencamp



Huffman Parnell

***RAD: Preserving Our Community's Affordable Housing***

## Why your property?

The sites listed in this packet are mostly sites with fewer physical needs that we can rehab completely with agency funds (capital fund conversion) or smaller sites (less than 25 units) where we can use simple financing tools, specifically Housing Development Gap Financing. The development team at GDPM is gaining experience by rehabilitating these smaller properties which allows you to benefit from a rehabilitated property sooner than other properties. You also obtain RAD PBV status sooner and we get to better build our system for managing RAD conversions. Please let us know how GDPM could improve your experience during this transition!

## 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 relocation is necessary, you will be protected by RAD relocation rules. You have the right to return to your development once construction is completed (**though not necessarily the same unit**).

[RAD contacts on page 4](#)

- Service ventilation system
- Repair wood fence
- Replace windows
- Repair parking lot
- Paint common areas

## Lori Sue

### Scope of Work

- Drywall repair as needed
- Replace some lamps w/LED

- Replace refrigerators
- Replace shower heads as needed
- Remove/plant 8 bushes
- Replace gutter system



# 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.** 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 the rent and **maintain the same basic rights** as you possess in the public housing program. If you pay flat rent, your rent may increase. However, GDPM will allow you to gradually phase in any increase.

## 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. However, if you have to vacate your unit during construction, you will have the **Right to Return to the RAD development upon completion<sup>1</sup>.** Additionally, GDPM will provide relocation assistance.

<sup>1</sup>Not necessarily the same unit.



# 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.*