



## RESIDENT MEETING

### Southern M.C.

### RAD Conversion Resident Update Meetings

**When:** September, 27<sup>th</sup> 10-11 a.m. | **Where:** 500 Indian Trails (community room)

GDPM is holding a resident meeting regarding the upcoming RAD conversions of Madrid, Indian Trails, Washington Village and Westerfield. The above is for residents of Indian Trails, Washington Village and Westerfield.

Recently, GDPM was awarded a competitive tax credit for the Southern M.C. project alongside co-developer Woda Cooper. This will allow GDPM to invest \$13 million into these four properties with 163 units. Previous meetings have been held and changes to date will be discussed as well as next steps.

#### **Indian Trails:**

Indian Trails needs a wide variety of upgrades as well as repairs related to damage (with the full extent not known) due to termites. At this time, initial transition plans for residents are being devised, but it is unlikely that residents may remain in place during construction. More likely, residents will be moved into renovated units on the property in phases or they will be temporarily relocated off-site during rehabilitation, until they may return to the property.\* See our Relocation Priorities & Principles brochure for more details.

Highlighted scope items include: Dumpster enclosure repairs, wood exterior replacements, energy efficiency improvements including new appliances. A general scope will be available at the meeting.

#### **Westerfield**

Westerfield needs a wide variety of upgrades as well as exterior façade improvements and repairs requiring tenants to vacate their unit during construction. At this time, initial transition plans for residents are being devised. Residents will likely be moved into renovated units on the property in phases or they will be temporarily relocated off site during rehabilitation, until they may return to the property.\* See our relocation Priorities & Principles brochure for more details. General scope will be available at the meeting.

Highlighted scope items include: Exterior repairs and material replacements, covered entries, floor replacement, cabinet and counter top replacement, trash enclosure. A general scope will be available at the meeting.

#### **Washington Village:**

Washington Village is in relatively good condition and in need of the fewest upgrades as it is a newer property. At this time, rehabilitation is expected to be able to be completed with tenants in place. Should temporary relocation be necessary, see our Relocation Priorities and Principles brochure for more guidance. In the event of temporary relocation, a housing authority employee would contact

\*Not necessarily the same unit | **PLEASE DO NOT MOVE NOW!!** Moving prior to receiving notice from GDPM may result in ineligibility for relocation assistance.

you well in advance with absolute minimum notice of 30 days prior to relocation. A general scope will be available at the meeting.

## TEMPORARY RELOCATION & PHASING

### Temporary Relocation:

As a result of significant construction at some buildings and a potentially limited pool of available vacant units on site, some residents may need to temporarily relocate off-site for the duration of all or some construction. At this time, we do not know the exact extent of needed temporary relocation. Any off-site temporary relocation will likely last less than a year. If a resident is relocated as a result of construction, GDPM will work with each family to find suitable accommodations and pay all costs related to the displacement including storage, moving supplies, the cost of accommodations and any other reasonable expenses. GDPM strives to minimize any necessary displacement and will work one-on-one with each household to determine how to minimize any hardships a family may face.

In addition to at least one head of household one-on-one interview, GDPM will contact you at least 30 days in advance of any required relocation. If you are temporarily relocated, you will be guaranteed a right to return to the development once construction is completed.\*

You may find our Relocation Priorities & Principles on our website at the link below and it will be provided at the meetings.

<http://www.dmha.org/RAD/RAD-Updates.html>

### QUESTIONS ABOUT THE MEETING?

Michael Melko | Planning and Development Assistant | [mmelko@dmha.org](mailto:mmelko@dmha.org) | 937.910.7646

\*Not necessarily the same unit | **PLEASE DO NOT MOVE NOW!!** Moving prior to receiving notice from GDPM may result in ineligibility for relocation assistance.



# Resident Comment Form

Date: \_\_\_\_\_

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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## ***Conversion to Project Based Vouchers RAD Resident Information Notice Updated March 27, 2019***

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### ***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/replace 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 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.

\*Updated from comments received March 2019



**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 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?**

This is an anticipated timeline which may change:

- Brandt Meadows (2020/2021),
- Telford Corona (2019),
- Telford Shroyer (2019),
- Lori Sue (2019),
- Revere (2019/2020),
- 137 & 149 Imperial (2019),
- Hallmark Meridian (2021),
- Malden Hollencamp (2019/2020),
- Huffman Parnell (2019/2020),
- City View (2019),
- 2799 Argella (2019),
- Madrid/Indian Trails/Washington Village/Westerfield (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.



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

**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.

**Updated from March 2019 Resident Comments**

**\*Question: What if I want to stay in my unit at the development? Many people consider their unit their home.**

**Answer:** Although all residents are guaranteed a right to return to the Development, GDPM cannot commit to having all residents return to the same unit. Each resident will work with a relocation specialist to establish the resident’s preferences and moves will be looked at on a case by case basis.

**\*Question: What about landscaping/outdoor improvements such as sheds that residents paid for and would be difficult/impossible to move?**

**Answer:** GDPM will look at each resident move on a case by case basis and HUD requires, to the extent feasible, practicable and reasonable, GDPM to pay for resident moving expenses which may or may not include moving exterior improvements currently in place to the new property.

**\*Questions: Can I go out of state with my choice mobility option after receiving a voucher while on the HCV Waitlist?**

**Answer:** After receiving a Housing Choice Voucher via the RAD PBV and HCV Waitlist processes, you must use your voucher for a year before you can port your voucher out of state or to another county.

**\*Question: Can residents be notified sooner than 90 days of the moving date?**

**Answer:** GDPM is committed to notifying residents and staff at each step of the process through our website, [www.gdpm.org/rad](http://www.gdpm.org/rad) and newsletters as well as resident update meetings. These are the methods for keeping residents informed we will try to provide a 90 day notice but are required to give at least a 30 day notice.

**\*Question: Will I be notified of what renovations are needed for my unit?**

**Answer:** Yes.



***\*Question: How long will it take renovations to complete?***

***Answer:*** GDPM does not currently have an estimate. However, HUD typically requires construction to be completed within 12-18 months of conversion.

***\*Question: If residents pay flat rent, can it change to Section 8 (if so, how do they qualify?)***

***Answer:*** The RAD PBV program do not have a flat rent option. If rent increases because a resident currently pays flat rent, GDPM will phase in any increase over 3-year.

***\*Question: Can my rent decrease (if so, how?) can it increase?***

***Answer:*** Your rent might increase if you currently pay flat rent, otherwise your rent will not change unless your income changes. Any increase would be phased in over three (3) years. Your rent will not decrease unless your income decreases.

***\*Question: Will inspections still be required after renovations (if so, how often)?***

***Answer:*** Yes, inspections will be required at move-in, move-out and Housing Quality Inspections will be conducted tri-annually or bi-annually by a HUD approved third-party inspector of at least 25% of a development's units.

***\*Question: Will re-verification of income still be required (if so, how often)?***

***Answer:*** In most cases, reverification will generally be required annually. However, there are exceptions.

***\*Question: If you were already up for an HCV but decided against accepting a voucher, will that impact your future status on the waitlist after this 12 month choice mobility option?***

***Answer:*** Previous refusal to utilize a voucher will not prevent your eligibility for a voucher through the RAD PBV choice mobility option.

***Question: Will scopes be made available for residents? Unit by unit or general scopes?***

***Answer:*** Scopes will be made available to residents and will include unit specific scope elements as well as property wide scope elements.

***\*Question: If your building is in trouble but not your unit specifically, can you stay in your unit for rehab?***

***Answer:*** No scopes or relocation plans have been finalized and thus each building and unit will be handled on a case by case basis. However, GDPM prioritizes the safety and security of residents and thus will not permit residents to stay in a building should the level of construction required be hazardous.

***\*Question: Will cable and internet reconnection fees be covered by the housing authority?***

***Answer:*** Yes.





Our mission is to develop housing solutions for individuals, seniors, and families. We seek to improve neighborhoods by offering diverse housing options. We require that our families, employees and partners demonstrate responsible character, which strengthens the economic health, vitality, and humanity of the Miami Valley.

## Telford Shroyer Example

*The Telford Shroyer development is a good example of GDPM's priorities and principles. 1907 Shroyer is a recently modernized development and thus most residents will be able to remain in place during rehab. 2018 Shroyer residents pointed out that Telford units are smaller than their units and thus GDPM will relocate these residents back to 2018 Shroyer upon rehab completion. To simplify phasing, Telford residents were offered the option to either move into rehabilitated Telford units next door or the option to voluntarily relocate, to the Telford Corona development; most have elected to voluntarily relocate.*

### Anticipated Resident Communications

*Agendas and flyers available on our RAD webpage.*

- Hand Delivery or Certified Mail of all notices.
- At least 30 days notice prior to relocation, 90 days where possible and 90 days is required where relocation lasts more than a year.
- Where relocation is not required, a notice shall be delivered stating as such.
- Should residents need to return to their original property, a 30 day notice shall be provided prior to their estimated return move date (where possible).

### Portfolio-Wide Public Housing Conversion to Project Based Vouchers (PBV)

## Relocation Priorities & Principles

GDPM is using several HUD initiatives to convert from the Public Housing program to the Project Based Voucher (PBV) program. To convert, GDPM will primarily use the Rental Assistance Demonstration (RAD) initiative. Other initiatives include voluntary conversion and disposition. GDPM is committed to minimizing displacement. To achieve this, the development team herein lists their priorities in designing each and every relocation plan.



**RAD Hotline: 937-910-5444**

**RAD Email & Webpage: [RAD@gdpm.org](mailto:RAD@gdpm.org)**

**<http://www.dmha.org/RAD/RAD-Updates.html>**

### Where possible

And to the greatest extent feasible, rehabilitation will be conducted with tenants in place so residents may remain in their original dwellings on the site.

### GDPM's Ideal Scenario

Many of our properties are more modern than others or have, to some degree, been rehabilitated more recently than other older properties. Often in such cases, RAD enabled rehabilitation won't be significant enough to require temporary resident relocation. Whatever the reason, GDPM hopes to rehabilitate properties with resident's in place.

### One Resident's Perspective

“  
*Glad to see apartments getting redone. Pleased to see we'll get assistance in moving and monetary help. This is long overdue! Thanks for considering Madrid.*  
”

- JAMES OWENS  
PUBLIC HOUSING RESIDENT

### RAD preserves resident rights.

**Residents retain the right to return to their site.**

**DO NOT MOVE NOW!!!**

GDPM uses phasing as a primary relocation principle in order to minimize displacement, when rehabilitation is too significant to permit residents to remain in place.

### Minimizing Displacement

As part of the RAD process, GDPM is allowed to retain vacancies at a site as they become available.

GDPM prioritizes minimizing the amount of moves required for residents. GDPM will attempt to move residents to vacated units on site that are rehabilitated first, resulting in only one move.

A relocation notice will indicate a resident's replacement unit and anticipated relocation duration, if any. Temporary or permanent replacement units shall be comparable to a resident's current unit. GDPM does not consider residents relocated within a site to be displaced.

### GDPM listens to residents.

Where feasible GDPM will:

- Offer residents options.
- Incorporate resident feedback.
- Prioritize resident transitions to rehabilitated units.

### GDPM Commitments

At least one head of household interview with a resident specialist will occur to jointly address specific challenges and barriers that may inhibit temporary relocation or a move to a rehabilitated unit.

No resident will be involuntarily displaced as a result of conversion.

In most cases, rent (30% of household income) and utility allowances will not change as a result of conversion.

GDPM will pay all reasonable moving related expenses.