



RENTAL ASSISTANCE DEMONSTRATION

Rental Assistance Demonstration



Dear Resident,

I am excited to announce that HUD has selected your development to participate in the Rental Assistance Demonstration (RAD) Program! 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 housing choices for our residents.

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 will 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's PHASE I RAD PROPERTIES:

- Wilkinson**
- Hallmark-Meridian**
- 311 Redwood**
- Wentworth**
- 180 E. Norman**
- 404-410 Bruce**
- Westdale**
- 205 Hudson/111 Cherry**
- 426 Holt**
- Metropolitan**
- 241 Niagara**
- 3504 Theodore**

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I pledge to keep you informed of our plans and progress as we navigate this exciting transformation. Please find additional information about RAD in this newsletter.

Respectfully Yours,

Chief Executive Officer
Greater Dayton Premier Management

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.

Once GDPM determines the amount of repairs and renovations needed, it will develop a Master RAD Plan. This plan will detail the extent of work needed and the timeline of each development.

Residents will be kept informed along the way. This is a long process, but the journey should be well worth it!



(Wentworth (pictured above) has been part of GDPM's Public Housing Portfolio since 1972)

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:

September 26, 2017

- 9:00 a.m. Hallmark Meridian
- 11:00 a.m. Metropolitan
- 3:00 p.m. GDPM-400 Wayne Avenue

September 28, 2017

- 10:00 a.m. Wilkinson
- 2:00 p.m. Wentworth
- 4:00 p.m. Westdale

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 Phase I properties. This analysis will inform us on what type of rehabilitation is needed.

4. Will residents still receive housing assistance?

Yes. In 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 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. RAD maintains supervision of the converted property through clear rules on ongoing ownership and use. GDPM will continue to own its properties.

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 capital improvements.

8. What is the local economic impact of RAD?

GDPM will have the opportunity to substantially rehabilitate or replace units. RAD Phase I may bring **up to**

\$100M of investment to our community.

9. Will I have to relocate due to RAD?

It will depend on the amount of construction GDPM will do to rehabilitate your 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.** Additionally, GDPM will provide relocation assistance.

10. How long will RAD Phase I take?

GDPM anticipates that PHASE I will be completed in 2022. Construction may begin as early as 2019.

RAD

Transforming and Revitalizing Public Housing





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 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

GDPM RAD Webpage
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.