



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.
- b. As of 5/2017, more than 61,000 public housing units have converted to RAD.

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. UPDATE ON GDPM'S RAD INITIATIVE

- a. PHASE I - 669 units. Entire portfolio on RAD waitlist.
- b. Hired consultant to review entire portfolio.
- c. EMG finalizing assessment to determine needed repairs/replacement.
- d. Earliest any rehab will occur – most likely 2019.

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.
- d. Will keep residents informed: meetings, newsletters, comment forms, hotline, email- RAD@gdpm.org, and website routinely updated: www.dmha.org/RAD.



RAD FACTSHEET

Greater Dayton Premier Management (GDPM) is breaking ground with a bold new initiative to preserve affordable housing and improve the lives of more than 2,600 families who rely on GDPM's public housing program.

By participating in the U.S. Department of Housing and Urban Development's (HUD) program known as the Rental Assistance Demonstration (RAD), GDPM will be able to finance critically needed improvements to its aging properties and guarantee they will be available to low-income residents for the next 40+ years.

What Is RAD?

RAD was initiated by HUD to address U.S. public housing's \$26 billion backlog of needed repairs and improvements. Under RAD, existing and declining public housing subsidies are converted into rental assistance contracts for each property. This allows housing authorities to finance the rehabilitation, and replace and preserve aging public housing properties.

What Does RAD Mean for Current GDPM Residents?

Preservation: GDPM will be able to maintain its affordable housing for the long term.

Choice: Residents who remain in one RAD property for two years will be able to apply for a Housing Choice Voucher that will allow them to seek housing in the private rental market.

Input: Residents will be able to give input about the type of improvements and changes that will be done! GDPM will continually update residents on its RAD plans.

Affordability: Rent will continue to be calculated at 30% of income.

Resident Protections: Residents will not be rescreened for RAD. If a current resident is eligible for public housing, the resident is eligible for RAD. If rehabilitation results in temporary relocation, residents have the right-to-return to their development once construction is completed.

Learn More About RAD

For more information, visit GDPM's RAD webpage at www.dmha.org/RAD. If you have RAD questions, you may email GDPM at RAD@GDPM.org or call GDPM's RAD hotline at 937-910-5444.

"The affordable housing crisis is growing. RAD is part of the solution."