

HAO RAD RESIDENT MEETING

RENTAL ASSISTANCE DEMONSTRATION PROGRAM

What is RAD?

The Rental Assistance Demonstration program enables Public Housing Authorities (PHAs) to convert existing Public Housing to project-based Section 8

- Authorized by Congress in 2011 through the FY2012 Appropriations Act
- A key component of HUD's rental housing preservation strategy
- Allows housing authorities to expand funding resources for rehabilitation of properties beyond what is provided by HUD
- Aimed at preserving long-term affordability, and improving funding for maintenance and improvements of current public housing properties
- Cost-neutral and does not increase HUD's budget

A RAD conversion includes:

- Converting conventional public housing assistance into long-term project-based Section 8 rental assistance contracts
- Improving residents' lives by preserving units, making needed upgrades, and creating more choices

Why is HAO using RAD?

- Congress has not provided the funding needed to sufficiently support the maintenance needed for aging public housing properties
- RAD helps preserve affordable housing by moving units to the more stable Section 8 funding platform
- While HAO's units do not require rehabilitation, the RAD program allows HAO to maintain the quality of their units and ensure stable funding



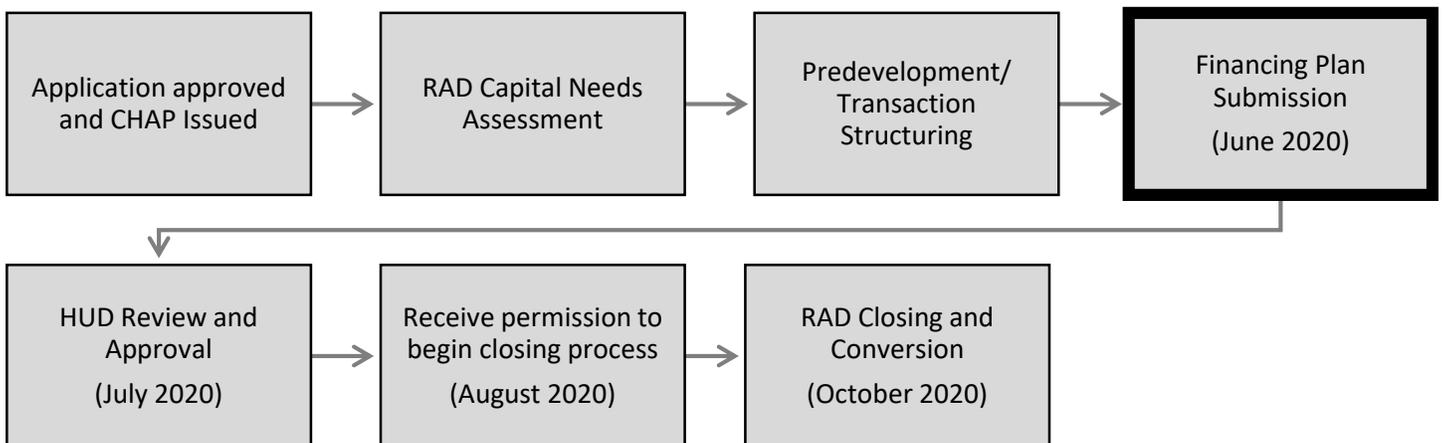
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HUD Goals for RAD

	Before RAD	After RAD
1. Sustain long-term stability and affordability of HUD-assisted housing	HUD funding for public housing properties is typically less than needed, not covering needs of properties and living conditions deteriorate	HUD funding for Section 8 programs tends to be more stable, while affordability remains
2. Provide access to safe, proven tools to leverage capital (loans)	Housing authorities cannot borrow funds to perform necessary public housing repairs	Housing authorities can more easily borrow to rehabilitate units
3. Increase housing choices for residents	Residents who choose to move will lose housing assistance	Residents may potentially receive a mobile tenant-based voucher after one year
4. Maintain rights and protections for public housing residents	HUD Declaration of Trust grants rights and protections to public housing residents	RAD Use Agreement replaces Declaration of Trust, continuing to grant rights and protections
5. Establish effective public ownership	Funding does not cover needs of properties, and living conditions deteriorate	Living conditions of residents are improved

Conversion Process



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Resident Rights under RAD

<p>No rescreening of tenants Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions.</p>	<p>Relocation While no relocation is anticipated, any relocation necessary must meet Uniform Relocation Act (URA) provisions, as well as additional RAD requirements, for the following:</p> <ul style="list-style-type: none"> • Resident notification • Relocation timelines • Relocation assistance/benefits
<p>Right to return While no relocation is anticipated, any residents that may need to be temporarily relocated will have a right to return to the property.</p>	
<p>Phase-in of tenant increases Resident rents after conversion still based on 30% of adjusted income. If a tenant’s monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in.</p>	<p>Resident participation and funding Residents of properties converting assistance to PBVs will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.</p>
<p>Renewal of leases Under RAD, HAO must renew all leases upon lease expiration, unless cause exists.</p>	<p>Choice mobility After one year, residents may request to not renew their lease and instead request a Section 8 Housing Choice Voucher, which is dependent on availability.</p>

Residents WILL NOT:

- Lose their housing assistance
 - Be rescreened because of the conversion
 - Have an increase in their rent - as long as they are already paying 30% of their income towards rent.
- NOTE: For those who WILL have an increase in rent, it can be phased in.

Residents WILL:

- Have the right to return to the development if relocation becomes necessary
- Have the right to request a mobile tenant-voucher after one year of residence in the project-based unit (actual issuance of mobile vouchers is subject to availability)
- Have access to supportive services
- Have the right to establish and operate a resident organization
- Have the right to lease renewal, unless cause exists
- Have the right to phased-in rent increases if monthly rent increases by more than 10% or \$25 because of the conversion



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Commonly Asked Resident Questions

- **General Changes**

- Will I have to move?
 - *No, relocation is not anticipated as part of HAO's transactions*
- Will I still live in Public Housing?
 - *You will still live in the unit you currently occupy, but it will no longer be public housing. RAD means that the unit is funded through a long-term project-based Section 8 contract.*
- Will my rent change?
 - *You will still pay 30% of your adjusted income in monthly rent but there will no longer be flat rents*
 - *If any tenant rent increases become necessary, they will be phased in over a period of years.*
- Will my utilities change?
 - *No, your utilities will not change.*
- What upgrades is HAO making?
 - *HAO is continuing to make standard repairs and upgrades as components reach the end of their useful life according to our maintenance schedule (similar to any repairs made previously).*

- **Role of the Housing Authority**

- Do I still pay my rent to the Housing Authority?
 - *The Housing Authority will be managing the voucher for your unit. As part of the conversion, we will meet with each family to sign a new lease and give you more information on how to pay your rent.*
- Who will I go to for maintenance needs?
 - *The Housing Authority will still manage maintenance for the units. You will be notified if maintenance request protocols change at any point in time*

- **Choice Mobility**

- What is choice mobility?
 - *Choice mobility is the option that all residents have to request a housing choice voucher and move from the property using a tenant-based Housing Choice Voucher. However, requesting a voucher does not mean you automatically receive one as they are subject to availability.*
- When can I get a voucher?
 - *You can request a voucher after living at a converted property for 1 year. However, it is still subject to availability. Choice Mobility grants preference but does not guarantee availability.*
- Where can I live if I get a voucher?
 - *A tenant-based voucher can be used anywhere in the Owensboro jurisdiction, or you may choose to take your voucher to another city or state through a process called portability.*



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Additional questions asked at resident meetings on June 16, 2020:

- Does signing a new lease change my recertification date?
 - *No. These are two separate things.*
- When will we stop getting charged for utility overages?
 - *November 1; however, November's rent statement will include October's overages.*
- Will we still have our inspections in November and December?
 - *That will depend on the COVID-19 guidelines at the time.*
- Will my rent still be on auto draft?
 - *Yes*
- Once you sign up for auto draft, how long does it last?
 - *Indefinitely or until you stop it.*
- Do you have leases for us to sign now?
 - *No.*
- How do you pick who gets a Choice Mobility voucher?
 - *They will be issued on a first come, first serve basis.*
- Do we have to take a voucher?
 - *No. No one has to move.*
- Will the Housing Authority still do inspections?
 - *The Housing Authority will still do housekeeping inspections but we have contracted with a HQS inspector for the required inspections for the PBV Program.*
- Can you be transferred to another site?
 - *Transferring within your site will still be considered "transfer". Each site will now have their own waiting list so you will need to request to be placed on the other site's waiting list.*

If you have any additional questions you can email the HAO at hao@owensborohousing.org or call the office at 270-683-5365.

