

RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD)
1st Resident Information Notice (RIN) Meeting Minutes

On June 15, 2018 Rahway Housing Authority invited our residents to talk about Rahway Housing Authority's plans to convert Glendenning Homes, Ruby Scott Gardens, Case Apartments, Kennedy Apartments and Schaffhauser Apartments from the Public Housing Program to Section 8 Rental Assistance under the Rental Assistance Demonstration (RAD). An oral translator was available at the meetings. The meetings were scheduled and attendance is as follows;

Glendenning Homes & Ruby Scott Gardens:
Wednesday, June 20th, 7:15 pm
30 residents in attendance

Case Apartments:
Thursday, June 26th, 7:00pm
25 residents in attendance

Kennedy Apartments:
Thursday, June 21st, 7:00pm
45 residents in attendance

Schaffhauser Apartments:
Wednesday, June 27th, 7:00pm
29 residents in attendance

Housing Manager Gail Ansley described the RAD program. Our decision to participate in RAD does not affect your rental assistance eligibility. Tenants will not be subjected to new eligibility screening. In most cases, your rent will not change with the conversion from public housing to Section 8. In the rare event; that your rent calculation would change (most commonly, when you are paying a "ceiling rent"), the increase will be phased in over time. When the application is submitted to HUD and are accepted into the program Rahway Housing Authority will have at least one additional meeting with our tenants.

The tenants were informed that one year after their PBV annual lease recertification they will have a choice to accept a Rahway Housing Choice Voucher. This will allow them to relocate anywhere within the United States. In the event that Rahway Housing Authority's Housing Choice Voucher Program does not have an available voucher, they will be placed on a Housing Choice Voucher Mobility Waiting List. As a Rahway Housing Choice Voucher becomes available, those tenants will receive a voucher before anyone on the Section 8 Housing Choice Voucher waiting list.

The next portion of the meeting was Q & A;

- **Will my rent increase under RAD?** *Rent payments are similar in the public housing & PBV, residents who pay 30% of their income on rent will not see an increase. If you pay a flat rent you will most likely have to pay a bit more in rent which may be phased in over a 3 to 5 year period. (See below F.A.Q.)*
- **What is Flat Rent?** *The 1998 (QHWRA) requires public housing agencies to offer the option of a **flat rent** (as opposed to an income-based **rent**) to residents of public housing. **Flat rents** are based on market **rents** and, therefore, the tenant **rent does** not vary with income.*
- **Who tenants become displaced?** *Very few units would be affected. No senior tenants would have to move. Only six families would be affected and would be moved within the same site and into units that have already been renovated, with the Right to Return.*
- **If required to relocate, would we get assistance?** *Rahway Housing Authority will be responsible to help with the move; however it would be the tenant's responsibility packing and move all valuables.*

Handouts: Current Plans for the Property
Frequently Asked Questions and Answers
RAD Fact Sheet #1

Attachment #1 Current Plans for the Property

Note: These plans may change as we do more research. As we improve the plans, we will consider the following: your opinions; an independent professional's analysis of what needs to be repaired at the property; the cost to maintain the property for the long-term; and the financing we may be able to get.

The Rahway Housing Authority is changing from Section 9 (Public Housing) to Section 8 (rental assistance). RHA has created a 20 year capital improvement plan which includes site work, exterior building improvements and interior rehabilitation. We will make every attempt to keep tenants in their current building, and in their current apartment. Minor rehabilitation will be performed with the tenant occupying the unit. Major rehabilitation will occur after a tenant moves out, or, RHA will move an existing tenant to a newly rehabilitated unit so that RHA can rehabilitate the former unit. RHA is not intending to partner with a developer. Converting to Section 8 will enable the RHA to be in a better financial position to maintain the buildings.

Attachment #2
Frequently Asked Questions
about RAD Conversions

Will a RAD conversion affect my housing assistance?

You will not lose your housing assistance and you will not be subject to eligibility re-screening as a result of the RAD conversion. You can remain in your unit regardless of your current income. However, your PHA will continue to follow its annual and interim re-examination processes, including re-examination of your income to adjust your rent. These requirements will be in your lease.

In a RAD conversion, your housing assistance will change from being public housing assistance to being Section 8 housing assistance under the Project Based Voucher (PBV) program.

Will a RAD conversion affect my rent?

Most residents will not have a rent increase as a result of a RAD conversion. However, if you are paying a flat rent in public housing, you will most likely have to pay more in rent over time. If your rent changes by more than 10% and requires you to pay more than \$25 per month in additional rent, your new rent will be phased in. If the increase in your rent is less than 10% or \$25 per month, the change in rent will be effective immediately.

How can I participate in the RAD planning process?

Prior to participating in RAD, HUD requires PHAs to:

- Notify all residents at the property about their RAD plans, and
- Conduct at least two (2) meetings with residents.

These meetings are an opportunity for you to discuss the proposed conversion plans with your PHA, ask questions, express concerns and provide comments. These meetings are also an opportunity to tell the PHA what you think needs to be repaired at the property. The PHA can then consider that information when developing plans for the property.

The RHA will have another meeting with the residents to discuss the proposed upgrades to the buildings and site. We will then have at least one more meeting with all residents of the properties before HUD approves the final RAD conversion. These additional meetings are another opportunity for RHA to keep you informed and for you to provide comments about the RHA's RAD conversion plans.

In addition to these resident meetings, if you form a Resident Advisory Board (RAB), the board will also be consulted and have an opportunity to make recommendations on RHA's RAD conversion plans during the RHA Plan public hearing process.

What if I need accommodations to participate?

RHA must make materials available in accessible formats for persons with disabilities and must make meetings accessible for persons with disabilities.

RHA must also provide language assistance to persons with limited English proficiency so that you can understand materials, participate in meetings, and provide comments on the proposed RAD conversion. This may include providing written translation of RHA's written materials and providing oral interpreters at meetings.

Will I have to move if my home or building is rehabbed?

If the repairs planned at your property are small, you will most likely be able to stay in your unit during renovation. If the repairs planned at your unit are more extensive, you will most likely need to be relocated during rehabilitation. Even if you are required to move during the construction, you have a right to return to a RAD-assisted unit after construction is completed.

If relocation will last longer than 12 months, you benefit from additional protections as a "displaced person" under the Uniform Relocation Act. In this situation, you will be able to choose between the permanent relocation assistance that you are eligible for under the Uniform Relocation Act and the temporary relocation assistance (including the right to return) that you are eligible for under RAD. This is your choice and the PHA must work with you so you have the information you need to make this choice.

What changes will I see in my lease renewal process?

At the time of the RAD conversion, you will need to sign a new lease. Unless there is good cause for eviction based on your actions, your new lease will continue to renew. Under the PBV program, a property owner who tries to end your lease must give you notice and grievance rights similar to the rights you have under public housing and the owner must follow state and local eviction laws.

Will RAD affect my rights and participation as a resident in the development?

RAD keeps many of the resident rights available under public housing such as the ability to request an informal hearing and the timeliness of termination notification. You also have a right to organize, and resident organizations will receive up to \$25 per occupied unit each year.

Will RAD increase my ability to choose where I live?

In most cases, you will have greater choice in where to live through the RAD "choice mobility option." This option is available under PBV after living in a RAD property for one (1) year. After the required time living in the RAD property after conversion, you may request a Housing Choice Voucher (HCV) and will have priority on the HCV waiting list when an HCV is available.

Will I still be able to receive assistance from a service coordinator?

The Resident Opportunities and Self Sufficiency-Service Coordinators Program (ROSS-SC) program provides public housing residents with coordinators to connect them to supportive services and empowerment activities.

If you are a current participant in the ROSS-SC, you can continue to participate in ROSS-SC until program funding is used up. Once the grant funds are spent, your PHA cannot apply for a new grant for a RAD property. RHA will still have a Service Coordinator if funding allows.

What if I need more information? For more information, go to the RAD website, www.hud.gov/rad

RENTAL ASSISTANCE DEMONSTRATION (RAD)

FACT SHEET #1: RAD OVERVIEW

WHAT IS RAD?

The **Rental Assistance Demonstration (RAD)** is a program of the Department of Housing and Urban Development (HUD) that seeks to **preserve affordable housing**.

Public housing across the country needs more than \$26 billion in repairs and many public housing agencies (PHAs) do not have enough money to keep units in good condition. RAD provides PHAs a way to stabilize, rehabilitate, or replace properties.

HOW DOES RAD WORK?

RAD allows PHAs to convert a public housing property's HUD funding to either:

- Section 8 project-based voucher (PBV); or
- Section 8 project-based rental assistance (PBRA)

This conversion of funding to long-term Section 8 contracts lets PHAs make needed repairs while ensuring permanent affordability for these units.

Only 225,000 public housing units can convert funding through RAD. PHAs must submit applications to HUD to get approval to convert some or all of their public housing funding to PBV or PBRA contracts.

WILL RAD AFFECT MY HOUSING ASSISTANCE?

You will **not lose your housing assistance** because of RAD. Even though owners of a RAD property can use private money to make repairs, owners will still receive money from HUD and must follow HUD's PBV and PBRA rules.

FACT SHEETS FOR PUBLIC HOUSING RESIDENTS

This series of fact sheets is intended to help residents of public housing learn about RAD. All fact sheets are posted on RAD's website at www.hud.gov/rad, under the 'Residents' tab. This fact sheet provides a summary of the program with a focus on elements that affect residents.

WILL RAD AFFECT MY RENT?

Since Section 8 programs also set rents at 30% of income like in public housing, **most residents will not have rent increases** because of RAD.

However, if you are paying a flat rent in public housing, you will most likely have to pay more in rent over time. In these cases, your new rent will be phased in over a few years, meaning that you will only pay a little more each year.

HOW CAN I BE INVOLVED?

HUD encourages residents and their PHAs to work together during the RAD conversion process. Before PHAs can apply to participate in RAD, they must:

- Notify all residents at a property proposed for RAD conversion about their plans; and
- Conduct at least two meetings with residents.

During these meetings, you can **learn about the conversion plans, ask questions, express concerns, and provide comments**. The PHA must submit your comments and its response to them in the RAD application.

The PHA must have at least one more meeting with all residents of the property before HUD approves the conversion. This is another chance for you to ask questions and provide comments.

WILL I HAVE TO MOVE DURING CONSTRUCTION?

Some properties will not require any repairs or construction. In other cases, the repairs can be completed while you stay in your home. However, some apartments and buildings will require more work.

In these cases, you will be relocated and protected by RAD relocation rules. You will have the **right to return** to your development once construction is completed. You may not be permanently displaced without your consent.

If construction at your property takes longer, the PHA may offer you other housing options, such as another public housing unit or a Housing Choice Voucher (HCV) that you can use to rent another affordable unit in the private market.

Whether you choose to move temporarily or to move permanently to other housing, the PHA will help you find the best possible option and pay for your moving expenses.

WILL RAD AFFECT MY RIGHTS?

When the property converts, you will sign a new Section 8 lease. RAD keeps many of the resident processes and rights available under public housing, such as the ability to request a **grievance process** and the timelines for termination notification.

Residents will also have a **right to organize**. **Owners must provide \$25 per occupied unit** each year to support resident participation, \$15 of which must be provided to resident organizations.

WILL I STILL BE ABLE TO PARTICIPATE IN FSS AND ROSS?

You will be able to continue participating in the Family Self Sufficiency (FSS) program. If your

DEFINITIONS

- **Housing Choice Voucher (HCV)** – Rental vouchers that let people choose their own housing in the private rental market.
- **Project-based Vouchers (PBV)** – Rental vouchers that are attached to specific units in a building. The voucher stays with the unit even after a tenant moves out.
- **Project-based Rental Assistance (PBRA)** – A rental assistance contract that is tied to units in a specific building.

property converts assistance to PBV, you will be moved from the public housing FSS program to the HCV FSS program. The rules in both programs are very similar.

If your property converts assistance to PBRA, you may continue your participation in FSS until your current contract of participation ends. The owner may choose to establish a PBRA FSS program to admit new participants.

If you are currently participating in the Resident Opportunities and Self Sufficiency (ROSS) program, you can participate until all the program funding is used.

DOES RAD AFFECT WHERE I CAN CHOOSE TO LIVE?

Once the property has converted, residents of most properties will have a new "choice mobility" option, which will allow you to request a Housing Choice Voucher (HCV) that the household can use to select a rental unit in the private market:

- Under the PBV program, you can request an HCV after living in a RAD property for one year.
- Under the PBRA program, you may request an HCV after living in a RAD property for two years.

A resident is under no obligation to move from the RAD property or to request an HCV.