

RESIDENT ADVISORY BOARD

Location: 1400 Silverada Blvd.

Date: 1/5/2023

Time: 6:00 pm

Facilitator: RHA

RHA Staff:

Heidi McKendree – Deputy Executive Director

Kim Anhalt – MTW Coordinator

Nestor Garcia – Senior Project Manager

Michael Menches – Resident Engagement Specialist

- 1. Staff Introductions**
- 2. Purpose of Resident Advisory Board (RAB)**
- 3. Review of MTW Annual Plan and proposed changes/new activities**
- 4. Public Housing Repositioning**
 - a. What is it**
 - b. Why is RHA considering it**
 - c. What it means to tenants**
- 5. Question and Answer Session**

RESIDENT ADVISORY BOARD

Location: 1400 Silverada Blvd.

Date: 1/17/2023

Time: 6:00 pm

Facilitator: RHA

RHA Staff:

Hilary Lopez, Ph.D. = Executive Director

Heidi McKendree – Deputy Executive Director

Kim Anhalt – MTW Coordinator

Nestor Garcia – Senior Project Manager

Cori Fisher – Director of Resident Services

Michael Menches – Resident Engagement Specialist

1. Staff Introductions

2. Purpose of Resident Advisory Board (RAB)

3. Review of MTW Annual Plan and proposed changes/new activities

4. Public Housing Repositioning

- a. What is it**
- b. Why is RHA considering it**
- c. What it means to tenants**
- d. Resident Rights under RAD**
- e. Section 18 resident impacts**

5. Question and Answer Session

Resident Advisory Board 2023 Roster

Name	PH	RA	Phone	Address	Meeting Dates	
					1/5/2023	2/17/2023
Jenna Hargrove	Myra Birch		775-300-4786	3586 Carlos Ln, Suite F, Reno, NV 89502		
Doralia Medina Rodriguez	Mineral Manor		775-440-5932	1925 E 9th St, Reno, NV 89512		X
Earl Coker	Tom Sawyer		775-502-5948	2540 Tom Sawyer Dr. #B, Reno, NV 89512		X
Amina Carmazzi	Stead Manor		775-857-0105	5056 Bravo Ave, Reno, NV 89506		X
Stephanie Berdon	Hawk View		775-741-4974	1544 Steelwood Ln #3, Reno, NV 89512	X	X
Delia Cook	Essex		775-440-1068	730 Saint Arms Cir, Reno, NV 89506		
Greg Mcnie	McGraw		775-331-3819	2455 Orovada St. #801, Sparks, NV 89431	X	X
Alisha Bradford	Silverada		775-224-5213	2643 Carville Dr., Reno, NV 89512	X	X
Carmen Acosta		x	775-354-5796	7280 Gemstone Dr., Reno, NV 89511		
Linda Alanis		x	775-829-8135	3050 Lakeside Dr. #58, Reno, NV 89509		
Felicia Harris		x	775-770-8182	481 Pine Meadows Dr #11E, Sparks, NV 89431		
Akina Hewitt-Patrick		x	775-764-5711	4700 Sun Valley Blvd #115 Sun Valley, NV 89433		
Goldie Alejandro		x	775-815-2387	10021 Purple Sage Dr, Reno, NV 89506		
Krista Ostroskie		x	916-613-3275	540 Autumn Breeze Cir, Reno, NV 89511		
Brianna Small-Mount		x	775-683-0023	9518 Nautical Mile Rd, Reno, NV 89506		
Onome Wowo		x	775-379-3582	4005 Moorpark Ct, #263, Sun Valley, NV 89433		
Gabriel Alvarez-Rodriguez		x	775-376-6695	1070 N Maddux Dr #C, Reno, NV 89512		
Cynthia Burleson		x	775-502-2109	446 Kirman Ave #B206, Reno, NV 89502		X

Resident Advisory Board Sign-In Sheet
January 5, 2023

#	Name	Address	Telephone	e-mail address
1	Stephanie Borden	1544 Steadwood #3	775-471-5706	sberdon61@gmail.com
2	G MCRIE	2455 DROV404	331-387	greedetsy451@gmail
3	Alana Bradford	2143 Cornelle Drive	775-224-5213	
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Resident Advisory Board Sign-In Sheet
January 17, 2023

#	Name	Address	Telephone	e-mail address
1	G MCNIE	2455 ORVACH	331-3819	gregory51@gmail
2	Stephanie Bordon	1544 Steelwood # 3	775-471-5706	sberdon61@gmail.com
3	Amina Carmazzi	5056 Bravo Ave	775 857 0105	amina.Carmazzi@yahoo
4	Earl Coker	2546 T Sawyer Dr	775-525988	—
5	Alison Braden	21043 Carillo Dr.	775-224-5213	alisknotann5720@gmail.com
6	Cindy Burleson	4446 Kirman Ave #B206	775-502-2109	
7	Doralia Medina	7925 East 9th St	775 440 4221	mensaforever@outlook.com
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Housing Authority of the City of Reno

Overview of MTW Program

Moving to Work (MTW) is a demonstration program, established by Congress in 1996, that offers a limited number of “high performing” Public Housing Authorities (PHAs) the opportunity to propose and test innovative, locally-designed approaches to administering housing programs and self-sufficiency strategies. The program permits PHAs to combine federal funds from the Public Housing (PH) operating fund, Capital Fund Program (CFP) and Housing Choice Voucher (HCV) program into a single, agency-wide funding source known as a “block grant.” It is important to note that the MTW designation does not provide PHAs with additional funding from HUD, but rather allows each agency to use their funding in a more flexible manner.

With the U.S. Department of Housing and Urban Development’s (HUD) approval, PHAs participating in the MTW program are allowed to waive certain statutes and regulations in the United States Housing Act of 1937 to explore different and creative ways to improve their housing programs. These policy changes allow PHAs to address challenges for low-income families that are unique to their local needs. In doing so, each of the activities proposed and implemented must address at least one of three MTW statutory objectives:

- Increase housing choices for low-income families.
- Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- Reduce costs and achieve greater cost effectiveness in federal expenditures.

Summary of RHA’s approved MTW activities

Approved FY 2014 MTW activities:

1. Authorization to assign PBVs to RHA owned/controlled units without going through a competitive process.
2. Implementation of a Mobility Demonstration that offers qualified PH families, who otherwise lack mobility options, the opportunity to move to low poverty neighborhoods throughout Reno, Sparks and Washoe County with higher economic opportunities.
3. Simplification of rent calculations and increase in the minimum rent.
4. Triennial recertifications for elderly/disabled participants on fixed incomes. Any changes in the HCV payment standard are applied at the time a Contract Rent Increase is implemented by the landlord.
5. Creation of community partnerships to provide housing to at risk families.

Approved FY 2019 MTW Annual Plan activities:

1. Authorization to waive the requirement for a rent reasonableness determination due to a contract rent increase, provided that the new requested rent amount is a change of 10% or less.
2. Authorization to provide incentives to \$0 HAP households and extend the eligibility for households at \$0 HAP from six months to 12 months.

Approved FY 2021 MTW Annual Plan activities:

1. Authorization to utilize MTW funds to assist in the acquisition/development of new affordable units, the rehabilitation of newly acquired properties, and the preservation and revitalization of existing affordable housing properties.
2. Skills Training Achieves Results (STAR) Apprenticeship Program. Once implemented, this 24-week program will provide career-connected learning opportunities for residents 18 years of age and older.
3. Authorization to establish a partnership to assist homeless youth by assisting Eddy House with their 24-hour drop-in center. Through this partnership, RHA provides shallow subsidies to fund up to 43 overnight beds.

Approved FY 2022 MTW Annual Plan activity:

1. Creation and expansion of RHA's Workforce Development Program designed to assist participating families in increasing their level of education, workforce skills, and employment earnings. This expansion began providing an option for parents and youth to participate in coordinated services.

PH modernization improvements completed utilizing single fund flexibility:

- Removal of significant areas of turf at three Public Housing complexes, replacing it with water saving xeriscape landscaping.
- Replacement of 900 aluminum frame windows throughout the Mineral Manor complex with energy star rated, highly efficient, thermal pane windows.
- Installation of tankless water heaters to replace old traditional style water heaters in use at a number of PH community rooms and laundry facilities.

RHA Subsidized Housing Programs

PUBLIC HOUSING

Streams of funding to support public housing:

- Capital Funds
- Operating Subsidy
- Tenant Rents

Capital funds and operating subsidy are the only funding streams provided by HUD to support the ongoing management, maintenance and capital needs.

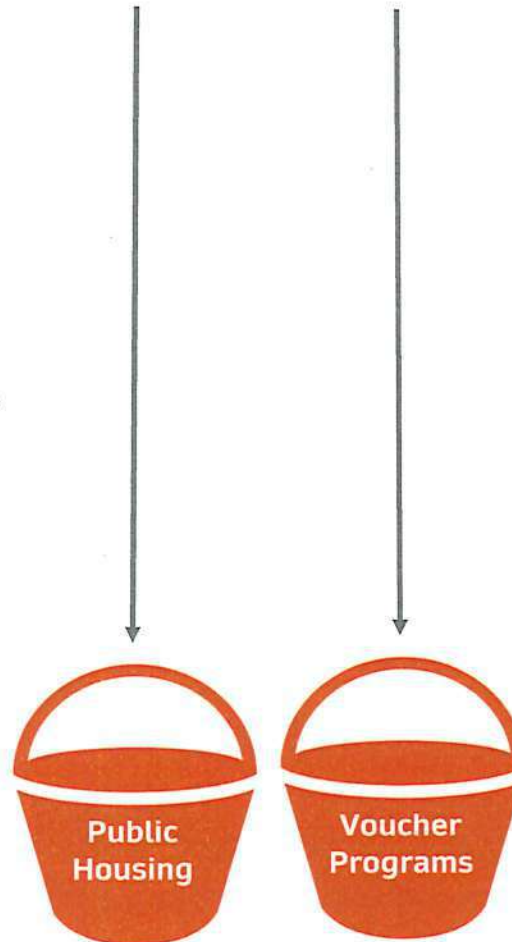
Over the past twenty years, Congress has failed to fully fund the public housing program. RHA's public housing expenses run roughly 16% over the funding received from HUD. RHA must find other funding streams to support the program.

HUD has encouraged public housing authorities to "reposition" their public housing units into a more stable funding model, such as the rental assistance program (vouchers).

With RHA's public housing stock averaging 40+ years old, options to rehabilitate all of our units and move them to a new funding model to ensure they will remain affordable long into the future are being explored.

The Rental Assistance Demonstration (RAD) program is a tool provided by HUD that will allow RHA to continue providing housing assistance to all of its current tenants and cover the operating expenses long into the future.

HUD FUNDING



RENTAL ASSISTANCE

Streams of funding to support rental assistance programs (vouchers):

- HAP
- Administrative Fees

Rental Assistance programs include the Housing Choice Voucher (HCV), Project Based Voucher (PBV), Veterans Affairs Supportive Housing (VASH) and Emergency Housing Voucher (EHV).

Through a rental subsidy paid directly to the landlord, called a Housing Assistance Payment (HAP), the RHA is able to subsidize program participants' rent to ensure household rent does not exceed 40% of the household's income.


For the past twenty years, Congress has continually funded rental assistance programs making them a far more stable affordable housing model.

By utilizing the Rental Assistance Demonstration (RAD) program, RHA will be able to move its public housing units from the traditional funding model of capital funds and operating subsidy, to a rental assistance/voucher based model.

This decision will ensure that currently owned and managed public housing units will remain affordable to RHA's tenants.

At our next Resident Advisory Board meeting, staff will review how the RAD program works and answer any questions you may have.

**RHA WILL NOT BE LOSING ANY HOUSING UNITS AND THEY WILL ALL REMAIN AFFORDABLE.
EVERYONE WILL STILL HAVE A SAFE, SANITARY AND AFFORDABLE PLACE TO LIVE.**




RENO HOUSING AUTHORITY

**RENTAL
ASSISTANCE
DEMONSTRATION
(RAD)**

**RESIDENT
ADVISORY BOARD
MEETING**

1



What is RAD?

Rental Assistance
Demonstration Program

- A tool developed by the Department of Housing and Urban Development (HUD) to address public housing funding shortfalls.
- Allows Public Housing Authorities (PHA) to “convert” their public housing subsidy into a Section 8 subsidy that is tied to the property.

2

- PHA's don't receive enough federal funding to continue to maintain, repair or replace public housing properties.
- RAD provides access to additional sources of funding to help maintain, repair or replace public housing properties.
- Public housing properties are able to remain federally subsidized, but through a more stable funding source.



Why was RAD Created?

To help Public Housing Authorities maintain, repair and replace public housing properties.

3

WHAT IS A RAD CONVERSION?

A RAD CONVERSION IS THE PROCESS OF CHANGING HOW THE RENT SUBSIDY IS DELIVERED TO A PROPERTY FROM THE PUBLIC HOUSING PROGRAM TO A PROJECT BASED SECTION 8 PROGRAM

4

HOW WILL RAD IMPACT RESIDENTS?

We will answer ALL of
your questions.

YOU are our first priority!



5



THE RAD PROCESS AND RESIDENT RIGHTS



6

**WILL I STILL HAVE
RENTAL
ASSISTANCE
AFTER A RAD
CONVERSION?**

YES

Each resident in good standing has a right to live in the property they currently live in after a RAD conversion.

7

**WILL I BE EVICTED
OR LOSE MY
HOUSING
ASSISTANCE
BECAUSE OF RAD?**

NO

Each resident in good standing will have a lease and retain the same tenant rights they currently have.

8

WILL I HAVE TO MOVE?

MAYBE

It depends on the construction that will occur at your property. If you have to temporarily move, relocation assistance will be provided, and relocation costs will be covered by RHA.

9

IF I HAVE TO TEMPORARILY MOVE, WHERE WILL I GO?

Relocation can take many forms.

You may relocate within the same complex or you may be temporarily relocated off-site, to another RHA owned property, or you may be offered a voucher to relocate to a non-RHA owned property.

10

HOW DOES RELOCATION WORK?

RHA will provide relocation assistance and relocation costs will be covered.

Well before RHA begins construction, you will meet with a relocation specialist to create a relocation plan specifically for you. All of your relocation questions will be answered before your relocation plan is created with you.

11

IF I HAVE TO TEMPORARILY MOVE, WILL I BE ABLE TO GO BACK TO MY CURRENT UNIT?

MAYBE

Although you have the right to return to your complex, RHA cannot promise that you will return to your current unit within the complex. RHA will ensure you return to a unit that meets RHA's occupancy standards.

12

DO NOT MOVE PRIOR TO MEETING WITH A RELOCATION SPECIALIST AND BEING PROVIDED WITH YOUR RELOCATION PLAN

**IF YOU MOVE PRIOR TO MEETING WITH A
RELOCATION SPECIALIST, RHA WILL NOT BE ABLE TO
ASSIST YOU WITH RELOCATION COSTS AND YOU WILL
FORFEIT YOUR RENTAL ASSISTANCE AND RIGHT TO
RETURN TO YOUR COMPLEX.**

13

WILL RAD AFFECT MY RENT?

NOT LIKELY

Most residents will not have rent increases because of RAD. You will continue to pay 30% of your income toward your rent and utilities.

14

**WILL MY
ELIGIBILITY FOR
HOUSING
ASSISTANCE BE
REDETERMINED
AFTER A RAD
CONVERSION?**

NO

You have the right to return to your complex without being re-screened for eligibility. This includes income and criminal background screening.

15

**WHO WILL OWN
AND MANAGE MY
COMPLEX AFTER
A RAD
CONVERSION?**

RHA

RHA will continue to own, manage and maintain your complex after RAD conversion. RHA will continue to employ managers and maintenance staff just like we currently do.

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**RHA KNOWS THAT THE RAD CONVERSION
PROCESS CAN BE SCARY AND CONFUSING.
WE WILL DO EVERYTHING IN OUR POWER TO
MAKE SURE YOU GET ALL OF YOUR
QUESTIONS ANSWERED BEFORE THE
PROCESS STARTS.**

**IN ADDITION TO THE FREQUENTLY ASKED QUESTIONS HANDOUT YOU WILL BE GIVEN TODAY,
RHA WILL HOLD ANOTHER RESIDENT MEETING IN ROUGHLY 30 DAYS TO ANSWER ANY
QUESTIONS YOU MAY HAVE.**

RAD UPDATE MEETINGS WILL BE SCHEDULED AS NEW INFORMATION IS AVAILABLE.

YOUR HOUSING IS OUR HIGHEST PRIORITY

17

THANK YOU

www.hud.gov/RAD/residents

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Resident Advisory Board (RAB) #1

Meetings Notes

Date – January 5, 2023

Residents questioned timeline and ability to return to their own homes.

Residents questioned whether resident council funds would still be available to them after the transition

Stead resident volunteered her site for repositioning. Said it sounded like a great deal!

Residents wanted to be reassured that they would still have a resident council and be able to host events for their neighbors.

Residents wanted to know if the renovations would be done in phase or in one fell swoop. Staff explained that RHA didn't know yet.

Overall, residents were largely upbeat about the concept of repositioning, and of getting upgraded kitchens, bathrooms, HVAC and flooring. They understood their role in helping communicate the reasons to their fellow residents in the coming months.

Resident Advisory Board (RAB) #2

Meetings Notes

Date – January 17, 2023

RHA reviewed repositioning information, but stayed until everyone seemed to understand the reasons why repositioning is good for the organization's long-term goal of preserving affordable housing in the area.

They were confused about the relocation voucher (if used), but seemed to have a good handle on what their rents would look like upon return to Silverada Manor.

Residents asked whether they could stay with family during the transition instead of moving into a new apartment, but then return to their complex once renovations are complete.

Residents asked if they could still participate in the FSS and workforce development programs currently available to them.

Residents asked who would oversee management of the complex after the repositioning was complete. Staff assured them that RHA would still be on hand with management and maintenance of the complex. There will be not major changes to how to complex would be managed after conversion.

HOUSING AUTHORITY OF THE CITY OF RENO
RESOLUTION 23-03-03 RH

A RESOLUTION APPROVING THE CONTENT AND SUBMISSION OF THE AUTHORITY'S
FY 2024 MOVING TO WORK ANNUAL PLAN AND CERTIFICATIONS OF COMPLIANCE TO
THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, Moving to Work (MTW) is a demonstration program, established by Congress in 1996, that offers a limited number of "high performing" Public Housing Authorities the opportunity to propose and test innovative, locally-designed approaches to administering housing programs and self-sufficiency strategies; and

WHEREAS, after a national competition was held in 2012, the Housing Authority of the City of Reno was selected and designated as one of four new MTW agencies in 2013; and

WHEREAS, the Authority's MTW agreement was signed by Sandra B. Henriquez, Assistant Secretary of the U.S. Department of Housing and Urban Development (HUD) on June 27, 2013; and

WHEREAS, on June 28, 2016, the Board of Commissioners approved an extension to the Authority's agreement with HUD to participate in the MTW Demonstration Program through the end of the Authority's Fiscal Year (FY) 2028; and

WHEREAS, in compliance with the Authority's MTW agreement, HUD requires an annual submission of a MTW Plan and Certifications of Compliance following a public process; and

WHEREAS, the Authority developed the FY 2024 MTW Annual Plan and invited public comment beginning on January 27, 2023 allowing for a 30-day comment period; and

WHEREAS, comments were solicited through notices posted on the Authority's website, and through legal notice publications in the *Reno Gazette-Journal* on January 27, 2023 and February 3, 2023; and

WHEREAS, a public hearing was held on March 2, 2023 to receive comments on the Authority's plan which was attended only by staff;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Commissioners of the Housing Authority of the City of Reno as follows:

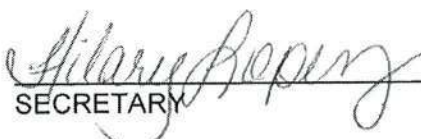
1. That the Board of Commissioners hereby authorizes and directs the Executive Director to submit the Authority's FY 2024 Moving to Work Annual Plan and Certifications of Compliance to HUD.
2. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 28 DAY OF March, 2023.



CHAIRPERSON

ATTEST



SECRETARY

Public Housing Repositioning FAQs (RAD and Section 18)

Repositioning Tools

Q: What is Public Housing Repositioning?

A: Repositioning public housing removes a complex from the public housing program and moves it to the Section 8 Program. A housing authority may choose to reposition one or all of its public housing to the Section 8 Program. Housing authorities do this to perform needed capital improvements that are not adequately funded by HUD and to ensure the long-term affordability of the complex under the more stable Section 8 Program.

Q: What is RAD?

A: RAD stands for Rental Assistance Demonstration and is one of the repositioning tools offered by HUD. RAD provides housing authorities with the capability to address unmet capital and/or financial needs of their public housing properties. The program helps provide stability for the properties' upkeep and long-term affordability by moving it from the public housing program to the Section 8 program.

Q: What is Section 18?

A: Section 18 is another repositioning tool offered by HUD. Section 18 is also utilized by housing authorities to address capital needs and ensure long-term affordability of a public housing complex by removing it from the public housing program.

Q: Has RHA made up its mind about repositioning its public housing?

A: RHA is creating a plan that *could* include repositioning all RHA public housing, but no final plan has been formally adopted. However, in the coming months, RHA will be applying for RAD/Section 18 conversion of Silverada Manor and Section 18 conversion of Hawk View Apartments.

Q: What does it really mean to move public housing to the Section 8 program?

A: Under RAD, it means each unit will have a Section 8 voucher tied to it. These vouchers are Project Based Vouchers (PBV). The voucher will ensure that a family residing in the unit will pay rent based on their income, just like they currently do under the public housing program. Under Section 18, the housing authority will be issued Tenant Projection Vouchers (TPV) for each impacted unit at the site. These TPVs will be project based at the site. To summarize, the converted units will fall under the Section 8 program as Project Based Vouchers (PBVs).

Q: What is the difference between a Housing Choice Voucher (HCV) tenant-based voucher and a Project Based Voucher (PBV)?

A: An HCV tenant-based voucher is awarded to a person and the subsidy goes with that person to the unit they choose to lease. If the person ends up moving, the voucher assistance goes with them to be used at the new unit. A PBV voucher is tied to the unit, not the person living in the unit. Should the tenant in a PBV unit leave that property, the voucher (aka subsidy) stays with the unit and will be utilized by the new tenant that moves into the unit.

Q: What is Choice Mobility under the RAD program?

A: Choice Mobility provides the opportunity for a RAD PBV holder to request an HCV tenant-based voucher after completion of a 12-month lease. RHA will take into consideration every request for an HCV tenant-based voucher based on available funding and program utilization at the time of the

request. Those who choose to exercise Choice Mobility will be placed at the top of the HCV waitlist to receive a tenant-based voucher. This option is also available to other PBV holders.

Q: Would residents who complete a one-year lease with a PBV and then request an HCV tenant-based voucher under Choice Mobility be able to port (move) to a different city or state after receiving their HCV tenant-based voucher?

A: Porting applies when residents with an HCV tenant-based voucher wish to transfer to another location outside of their current housing authority's jurisdiction. Once a household receives a tenant-based voucher, they may apply to port to any other housing authority in the United States with a voucher program. Each housing authority maintains its own rules, however, so thoroughly researching the other housing authority and the area you wish to port to is vital in making an informed decision that is best for you and your family.

Q: How can residents be involved in the conversion process?

A: Before RHA can apply to HUD to reposition any public housing complex, HUD requires us to notify all residents within the complex about our plans and conduct at least two meetings with residents. These meetings are an opportunity for you to discuss the proposed conversion plans, ask questions, express concerns and provide comments. Several resident meetings will be held as RHA proceeds through the conversion process. Throughout the process, you will be updated via newsletter and you will be given many opportunities to provide input and ask questions.

Q: What happens if a complex does not undergo repositioning?

A: Complexes that do not undergo repositioning will continue to operate as public housing, just as they currently do. If RHA chooses not to reposition a particular complex, it is because RHA feels that the public housing program is able to meet the capital needs and operation of the complex without repositioning.

Q: Will all public housing complexes be repositioned?

A: We aren't sure yet. Currently, RHA is planning to reposition Silverada Manor through a RAD/Section 18 conversion and Hawk View Apartments through a Section 18 conversion. RHA will evaluate each public housing site to determine the best course of action based on the site's needs.

Q: Why is priority being given to reposition some properties now and others later?

A: The priority list of property repositioning is based on several factors including the age of the property, the number of units, condition of the site, expected financial impact and more.

Q: Is public housing going away?

A: HUD has not announced it is intending to do away with the public housing program. However, they have had to reduce the amount of funds provided to housing authorities based on reduced Congressional support for the program. Housing authorities, including RHA, have taken notice of the funding level changes and are exploring options to ensure we're able to continue providing affordable housing into the future.

Q: What is RHA's timeline?

A: RHA expects this process to take between one and a half and two years from the time the RAD or Section 18 application is submitted to HUD, to completion of construction. This could change depending on timing of HUD approvals and RHA submission of documents.

Your Assistance

Q: Am I going to lose my housing?

A: No, you will not lose your affordable housing due to repositioning of public housing. All residents of projects repositioned using RAD are guaranteed to continue receiving housing assistance. Residents of a project repositioned under Section 18 conversion will also continue to receive housing assistance if they meet the income guidelines for the Section 8 program.

Q: Can I transfer to another public housing unit if I don't want a voucher?

A: Depending on availability, RHA may have the option to allow you to permanently transfer to another public housing property. RHA will soon begin holding public housing vacant units for this purpose, to provide this option when possible. However, it is important to understand that RHA may choose to reposition all its public housing in the future.

Q: Will my rent go up in this new program?

A: Your portion of rent will most likely be the same as it is under the public housing program—generally no more than 30% of your household's adjusted gross income. Since the project-based Section 8 program also sets resident rents at 30% of adjusted income, most residents will not have rent increases as a result of repositioning. A few residents who pay the public housing flat rent will have their rent amount re-evaluated and may see an increase if 30% of their adjusted income is more than the current flat rent.

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

A: Yes, inspections will be required at move-in and move-out. Additionally, Housing Quality Standards (HQS) inspections will be conducted biennially.

Q: Will I have to leave the program if my community converts to the Section 8 program and I am over the income limits under the Section 8 program?

A: Under RAD, residents who are converted to Section 8 through repositioning and whose income is over the income limit for the Section 8 program are grandfathered into the program and are not required to end their assistance, as would normally be mandated under voucher programs. Under Section 18, residents whose income is over the income limit for Section 8 will be subject to the program guidelines for over-income families.

Q: Will I be interacting with Section 8 Rental Assistance staff under the voucher program?

A: RHA is still working to iron out which departments will be in charge of specific functions of the RAD program. It is possible that you may interact with Rental Assistance staff for recertifications and inspections. However, we foresee the majority of your day-to-day interactions will continue through housing management and maintenance staff.

Q: Why would residents want vouchers?

A: Vouchers are funded through a more stable source and provide you with a greater flexibility in housing choice.

Q: Will I have to wait on the Section 8 waiting list to get a voucher through RAD?

A: No, individuals who are residents at the time of conversion through RAD will automatically have their subsidy switched to a RAD PBV. Under a Section 18 conversion, the voucher type will be a project-based TPV.

Q: When will I go through the recertification process?

A: RHA believes that you will have recertification dates on the anniversary of your last lease signing. RHA would like to note that we have not ironed out the finer details of our recertification process and this is subject to change.

Relocation

Q: Do I have to move?

A: Maybe. If the rehabilitation of your property is significant and it will be safer to have your unit vacant during construction, RHA will find a unit for you to temporarily live in during construction. RHA pays for all moving costs, including utility and security deposits, and under a RAD conversion you have the right to return to your complex once construction is finished.

Q: What is temporary relocation?

A: Temporary relocation is a move made necessary by construction that requires you to be out of your unit less than 12 months.

Q: What is permanent relocation?

A: Permanent relocation is a move made necessary by construction that requires you to be out of your unit more than 12 months.

Q: If I have to move because of construction in my unit, what options will be offered to me?

A: RHA staff and the relocation company RHA contracts with will be in contact with you to ensure you are aware of your relocation options and to create a relocation plan. Every tenant will have an individualized relocation plan that could include moving to another public housing unit, another RHA owned unit or utilizing an HCV tenant-based voucher to lease a unit in the community during the course of construction. Relocation assistance will include moving expenses, utility and security deposits and other expenses deemed necessary.

Q: If I move, who will pay for my moving expenses?

A: If RHA requires you to move because of public housing repositioning, you will be provided with moving expenses in accordance with the Uniform Relocation Act and any HUD regulations related to relocation. Resident rights are protected throughout a conversion process. RHA pays for all moving costs, including utility and security deposits.

Q: What if I want to stay in my unit at the development?

A: Although all residents are guaranteed a right to return to their complex under a RAD conversion, we cannot guarantee all residents will return to the same unit they currently reside in. You will work with a relocation specialist to establish your preferences. All moves will be looked at on a case-by-case basis. Under the Section 18 program, relocation could be permanent. You will be provided relocation assistance and you will have a one-on-one meeting with a relocation specialist to create an individualized relocation plan. All tenants who are asked to relocate will do so with housing assistance. No one will lose their assistance because of repositioning efforts made by RHA.

Q: How will I be notified if I have to move?

A: In the event that you are required to relocate, RHA will provide you with a relocation notice. This notice will be hand delivered and/or sent via U.S. mail. The notice will include necessary information pertaining to your relocation and a meeting with a relocation specialists will be scheduled to create your individualized relocation plan.

Q: What are my options about relocation? Will there be multiple options?

A: If temporary relocation is required, a relocation specialist will work with you to minimize any temporary displacement that is required as a result of the RAD conversion. You will not be involuntarily permanently displaced. The relocation specialists will work with you to determine your needs and to find a comparable unit for your temporary living situation. RHA will pay the costs associated with your move to and from your RAD community and will also provide any type of packing assistance you may need.

Moves required under a Section 18 conversion could result in permanent relocation. Again, RHA will ensure that an alternative housing unit is identified for you based on relocation consultation and planning. Rental assistance will continue unless program guidelines prevent it. Relocation costs are covered by RHA.

Q: What if a resident is relocated to another public housing complex or uses a HCV tenant-based voucher to rent a unit in the community and does not want to move back to the complex that was converted?

A: For all temporary relocations, residents can waive their right to return to their complex. RHA will ask for this request and approval in writing as a decision not to return to your converted complex cannot be reversed once it is waived.

Scope of Work

Q: Will I be notified of what renovations are being made to my unit/complex?

A: Yes. RHA will hold several meetings with residents to keep them informed of relocation assistance and timelines, to provide input on the rehabilitation needed at their complex and regular updates throughout the process.

Q: Will handicap accessible units be available through RAD?

A: Yes, RHA will comply with all local and federal guidelines to provide handicap and accessible units to residents.

Q: Should residents be happy or unhappy about the proposed changes?

A: Be happy! While we understand that the possibility of relocation and changes in the type of housing assistance you receive can be confusing and scary, the improvements to the complex and a more stable funding source for your housing assistance is a positive change.

Q: What kinds of repairs are needed?

A: RHA had a Capital Needs Assessment (CNA) completed by an outside contractor to determine the extent of work that needs to be done at each public housing site to ensure its viability for at least the next 20-years. These repairs may include updating the plumbing and electrical behind the walls, pouring

new concrete for smoother walkways/steps, or beautifying through new kitchens, flooring and bathrooms. Each site has different needs.

Q: Who evaluated the property for repairs?

A: RHA hired AEI Consultants as an independent contractor to evaluate each of the eight public housing communities and provide a Capital Needs Assessment.

Resident Programs After Repositioning

Q: What's going to happen to our HUD resident accounts for club activities?

A: Any monies your resident councils have at the time of conversion are still yours to spend on community activities. There's no change to the way resident councils operate.

Q: Will the Family Self-Sufficiency program still be available to me after conversion?

A: Yes, the FSS program, Workforce Development staff and Youth Programs will still be available to you after conversion.