

Rental Assistance Demonstration Program

R A D



RESIDENT MEETING
May 10 and 12, 2022

Rental Assistance Demonstration Program

What is RAD?

1. Congress has decreased funding for Public Housing for the past 20 years
2. RAD will convert the units to Project Based Rental Assistance
3. Once converted, BHA can borrow money to make repairs and improvements.



What does RAD Mean to Me?

A better property to live in...

- BHA will spend almost \$25 million to improve the properties

Tenant Protections:

- You have a right to stay at the property with no new screening
- For most tenants, rent will be the same: 30% of your income
- If you are at ceiling or maximum rent, your rent may change because Project Based Rental Assistance does not have a ceiling rent.

PUBLIC HOUSING PROPERTIES



Total Rehab
\$4.2 Million

WILLOW CREEK – 50 UNITS

Total Rehab
\$4.2 Million



WOODRAIL ACRES – 64 UNITS



MAPLE BROOK – 63 UNITS

Total Rehab Costs
\$4.1 Million

Total Rehab Costs
\$5 Million



PATE HOMES – 69 UNITS

Total Rehab Costs
\$2 Million



CRUMP VILLAGE – 71 UNITS



EARL-GEROW – 50 UNITS

Total Rehab Costs
\$4.8 Million

MOVING

ALL RESIDENTS WILL MOVE

- Level of rehab will require everyone to move
- Construction will be done on a property by property basis
- **Willowcreek** residents will move to current vacant apartments anywhere in the other properties
- Return to fully renovated unit of appropriate size
- “Project” is all 6 properties
- You are guaranteed a unit in the “project, BUT NOT the same unit or the same property.



MOVING

ALL RESIDENTS WILL MOVE



- May elect to stay with family/friends
- If family/friends, belongings will be put in storage
- BHA pays for all packing materials and moving costs
- Elderly/Disabled may request packing/unpacking assistance
- All items go with you to the temporary unit and return to your permanent unit

DECLUTTER NOW TO BE READY TO MOVE

LEASE AND UTILITIES

- Everyone will sign a new lease at conversion
- A second new lease will be signed when you move back to a permanent unit
- You **MUST** continue to comply with the lease and pay rent
- Utilities will transfer only to permanent unit
- Utilities in temporary unit will be paid by BHA
- BHA will reimburse and transfer fees (will not pay for deposits or back amount owed)



GENERAL INFORMATION NOTICE

MOVING (RELOCATION)

- ✓ You are protected by a law called URA (Uniform Relocation Act)
- ✓ The GIN (General Information Notice) tells you about your protections and the services you will receive.
- ✓ You will be given a 90 day notice before your property starts construction and you have to move.
- ✓ You will be given a 10 day notice to move
- ✓ You will be given a 10 day notice to return

GENERAL INFORMATION NOTICE



**YOU WILL RECEIVE NOTICE
WHEN IT IS TIME FOR YOU TO MOVE**

RAD TIMELINE

- Estimated Total Construction Time – 24-30 Months
- Start at Willowcreek; sequence of other properties TBD

DATE	EVENT
9/15/2022	Closing on Financing
10/3/2022	Construction Starts (Phase I - Willowcreek)
2/1/2023	Construction Complete Phase I
6/1/2023	Construction Complete Phase II
10/1/2023	Construction Complete Phase III
2/1/2024	Construction Complete Phase IV
6/1/2024	Construction Complete Phase V
10/1/2024	Construction Complete Phase VI

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RESIDENT MEETING QUESTIONS??