

Manchester Redevelopment Rental Assistance Demonstration Resident Consultation

December 10-11, 2019

**200 Ross Street
Pittsburgh, PA 15219
412-456-5000
www.hacp.org**



Why are we meeting?

- To inform you of HACP's plans to convert the 86-unit HOPE VI community to HUD's Rental Assistance Demonstration (RAD) program
- To discuss your rights and impacts
- To update you on the planning progress of the Manchester Redevelopment
- To answer your questions about RAD

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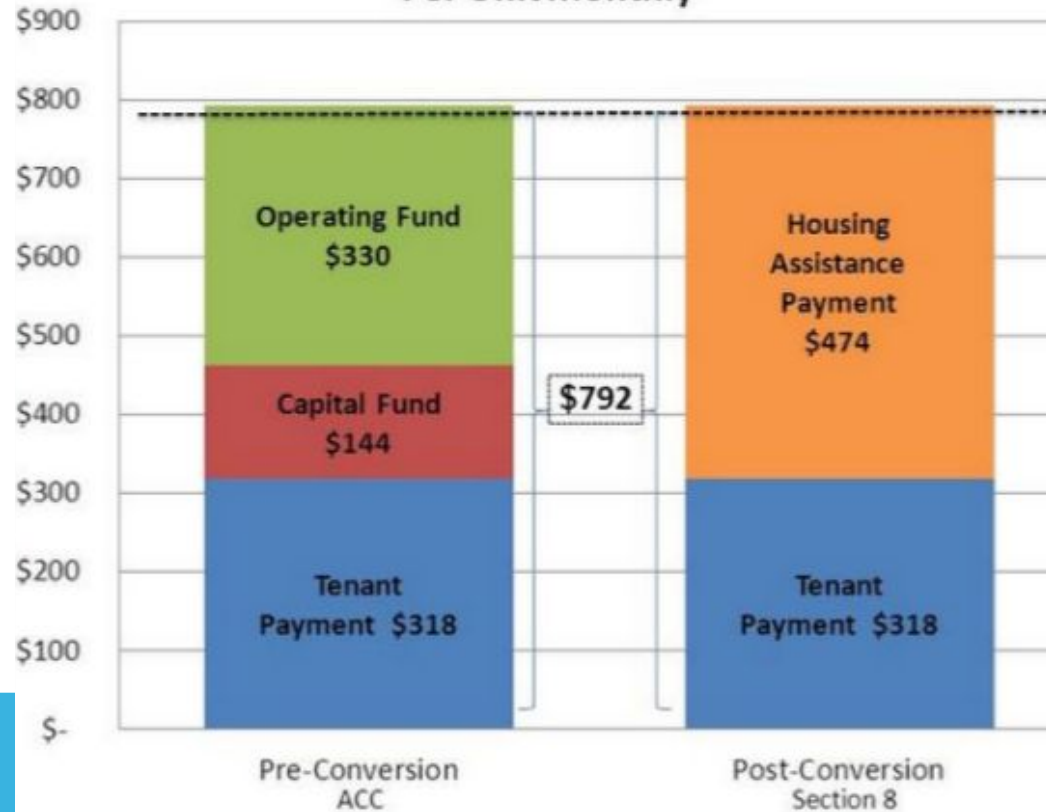
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What is the Rental Assistance Demonstration (RAD) Program?

RAD is a federally-funded HUD program allowing Housing Authorities to convert public housing units to Section 8 Project Based Voucher units.

RAD provides the necessary funding for the rehabilitation.

Sample Public Housing Conversion
Per Unit Monthly



Why RAD?

1. To **improve** public housing units
2. To **preserve** affordable housing units by accessing more stable funding
3. To **offer** residents greater mobility & choice in where they live
4. To **maintain** control and management of the units

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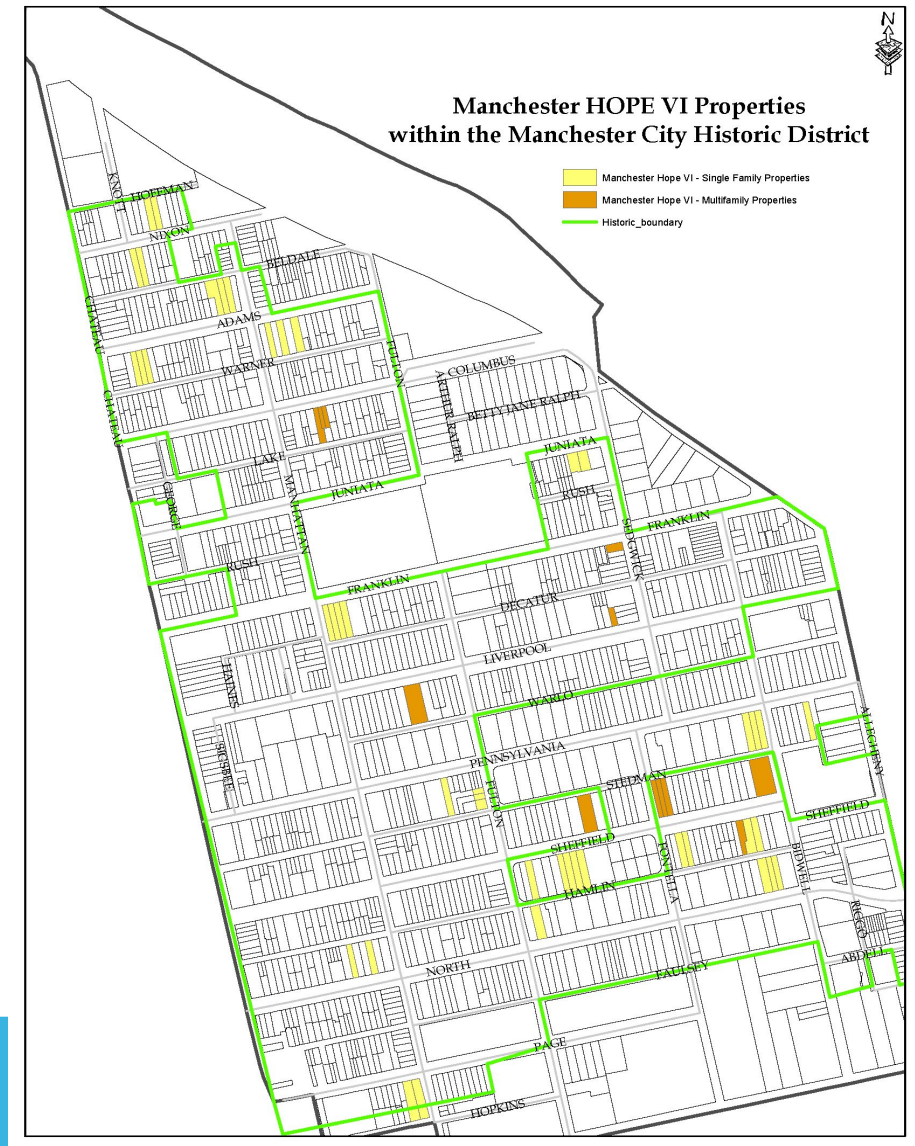
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Site Map

56 scattered site properties

- 48 single family
- 8 multifamily

UNIT SIZE	UNITS
1 BR	24
2 BR	19
3 BR	30
4 BR	13
TOTAL	86



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What is our timeline?

February/March 2019	Resident Meetings - Development Introduction
October 2019	Home Inspections Complete
November 2019	Architect Procured for Rehab Design
December 2019	Resident Meetings - RAD Consultation
February 2020	HUD CHAP Award Received
March 2020	Resident Meetings - Relocation Planning
2021	Financial Closing, Temporary Relocation Start

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How will the units be improved?

Improvements are not limited to the repair and/or replacement of:

- Roofs
- Furnaces and Water Heaters
- Exterior Decks
- Basement Water Infiltration
- Kitchen & Bathroom Cabinets and Countertops
- Flooring/Paint/Lighting

...additional input from all residents is encouraged!

RAD Will:

- Secure millions of dollars for major repairs to your unit
- Strive for permanent housing affordability
- Maintain your resident rights

RAD Will Not:

- Privatize your housing
- Permanently displace your household
- Demolish or reduce the number of units in your community

Your Right to Information

RAD Resident Meetings

- Regular resident consultation meetings will be held at MCC Center (1319 Allegheny Avenue) to inform you of development progress and to obtain your feedback.

RAD Notices

- All required RAD Notices will be provided to inform you of the progress of the RAD conversion and required information.

Resident Procedural Rights

- HACP's grievance procedures and eviction protections will be preserved.

Your Right to Participation

Resident Organization

- You have a right to maintain and operate your resident organization.

Family Self-Sufficiency (FSS)

- Residents who are currently FSS participants have a right to continue to participate in the FSS program.

Resident Opportunities & Self-Sufficiency Service Coordinator (ROSS-SC)

- Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants after the RAD conversion.

Your Right to Rental Assistance

No Re-Screening

- You will not be subject to new eligibility screening. Participation in RAD does not affect your eligibility for housing assistance.

Lease Renewal

- Residents have the right to renew their lease when their current public housing lease is replaced by a new Section 8 Project Based Voucher lease under RAD.

Rent

- Rent calculation will remain the same (30% of household income).

Your Right to Return

- You may need to move during construction in order for the rehabilitation of the unit to take place.
- At any time, you retain the right to **reasonable accommodation**.
- Any resident temporarily relocated has the right to return to an assisted unit in the Redevelopment once all construction work is complete unless **you choose** to move somewhere else.
- Upon return, your new home may be a different unit than your current home within the 86-unit Manchester Redevelopment.

Anyone who wants to return can do so.

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Your Right to Choice Mobility & Relocation Assistance

- You may need to temporarily relocate in order for unit repairs and improvements to take place.
- If you are required to move, you are entitled to advance written notice and relocation assistance payments and services.
- After one (1) year of residing at the Redeveloped Property, you may request a Housing Choice Voucher. Residents exercising this right to Choice Mobility will receive priority status on HACP's Waiting List.

You do not need to move now.

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Don't Put Your Rights at Risk!

- If you choose to move from the property without waiting for instruction from HACP, you may lose or forfeit your eligibility for relocation assistance (ie. payments and services).
- **Please wait until you get a Notice of Relocation and instructions to move from us if you want to preserve your relocation rights!**
- If you think your rights aren't being protected, you may contact: Jacqueline Molinaro-Thompson at the local HUD Field Office at 412-644-6529.

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Will the RAD conversion affect my rent?

If you are currently paying flat rent, your rent may increase:

- If your rent increases by more than 10% or requires you to pay more than \$25 per month in additional rent, your rent increase will be phased in over a five-year period.
- If your rent increases less than 10% or \$25 per month, the change in rent will be effective immediately.

How can I participate in the planning process?

- Attend resident planning and relocation meetings!
- Meeting announcements can be made according to your personal preference (ie. phone call, email).
- Maintain an active Tenant Council to advise HACP throughout the development process.
- Reach out to us with questions any time.

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Questions ?

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Thank you!

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