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
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.
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
Site Map

56 scattered site properties
- 48 single family
- 8 multifamily

<table>
<thead>
<tr>
<th>UNIT SIZE</th>
<th>UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR</td>
<td>24</td>
</tr>
<tr>
<td>2 BR</td>
<td>19</td>
</tr>
<tr>
<td>3 BR</td>
<td>30</td>
</tr>
<tr>
<td>4 BR</td>
<td>13</td>
</tr>
<tr>
<td>TOTAL</td>
<td>86</td>
</tr>
</tbody>
</table>
## What is our timeline?

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>February/March 2019</td>
<td>Resident Meetings - Development Introduction</td>
</tr>
<tr>
<td>October 2019</td>
<td>Home Inspections Complete</td>
</tr>
<tr>
<td>November 2019</td>
<td>Architect Procured for Rehab Design</td>
</tr>
<tr>
<td>December 2019</td>
<td>Resident Meetings - RAD Consultation</td>
</tr>
<tr>
<td>February 2020</td>
<td>HUD CHAP Award Received</td>
</tr>
<tr>
<td>March 2020</td>
<td>Resident Meetings - Relocation Planning</td>
</tr>
<tr>
<td>2021</td>
<td>Financial Closing, Temporary Relocation Start</td>
</tr>
</tbody>
</table>
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.**
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.**
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.
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.
Questions?

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Thank you!