



RAD

How will RAD impact me? *Frequently Asked Questions*

- ***What is RAD?***
 - The Rental Assistance Demonstration Program allows CMHA to convert public housing assistance into project based rental assistance in order to preserve affordable housing for current and future CMHA residents.
- ***What will my rent be?***
 - You will still pay 30% of your adjusted income!
- ***Will I have to move?***
 - You may have to move temporarily, but CMHA will pay your moving expenses. When the construction is complete and as long as you're a tenant in good standing, you'll have the right to return to the development!
- ***Will I be eligible for the new program?***
 - If you're a tenant in good standing and eligible for the public housing program, you will be eligible for the RAD Program!

1. Why RAD?

RAD is a central part of HUD's rental housing preservation strategy, which works to preserve the nation's stock of deeply affordable rental housing. If CMHA participates in the RAD Program, it will have access to funding that will allow it to substantially update its properties which will preserve the life of the properties. This protects affordable housing for current and future CMHA tenants.

2. When will the RAD process begin?

This is contingent upon HUD's approval of our applications. CMHA expects to submit a RAD application by December 31, 2013. If HUD continues to process RAD applications, the approval process generally takes up to 60 days.

Update – On December 20, 2013, CMHA submitted RAD applications requesting to convert the Public Housing subsidy to Project Based Rental Assistance at The Beechwood, San Marco, Evanston, Maple Tower, Sutter View, Riverview and Baldwin Grove.

3. Will the residents receive notification when HUD approves CMHA's RAD applications?

Yes. All residents will be notified of approval of any application related to their community. CMHA will then conduct another resident meeting.

4. How long will it take to complete the conversion to Project-Based Rental Assistance subsidy?

Each community will have a different plan tailored specifically to its physical needs. HUD provides 180 days from approval of an application to formalize a plan. Conversions generally close within 365 days of HUD approval. CMHA hopes to complete improvements to the RAD properties within two years of conversion.

5. What is a Project-Based subsidy?

The Project-Based subsidy provides low- and moderate-income households with monthly rental assistance. However, Project-Based subsidy assistance is tied to particular units rather than to the resident.

6. Who will own the unit that I reside in? Will the rent still be paid to CMHA?

Ownership depends on the source of funding for the rehabilitation. In all cases, CMHA will maintain either a controlling interest or managing membership in the ownership of the property. Most likely, rent will be paid to CMHA.

7. What will the rents be?

For nearly all tenants, your rent will not change. You will still pay 30% of your adjusted income to rent, less an allowance for tenant paid utilities.

8. Will I still have to do community service?

No.

9. I want to stay in my unit. Will I have to move?

Once construction is finished, nearly all residents will be able to return to the development. In order to be eligible to return to the unit, residents must be in good standing. CMHA is committed to helping residents who wish to remain in their current developments to do so. There may be opportunities for voluntary relocation, and CMHA Staff will present these options as we move forward through the RAD process.

10. What does ‘resident in good standing’ mean?

A resident in good standing is a resident who complies with all lease terms and public housing rules and is not under eviction.

11. Will I have to sign a new lease agreement?

Residents will be required to sign a new lease agreement with CMHA after conversion.

12. Will I be required to recertify annually after conversion?

Yes.

13. Will all residents be responsible for the cost of utilities after a RAD conversion?

At some properties, the responsibility for the utilities may transfer to the resident, but CMHA will provide a utility allowance or utility deduction from your rental payment. Your total household expenses should remain approximately the same.

14. What happens if HUD does not approve the application?

CMHA will continue to operate its asset management properties with public housing funding.

15. What properties will be affected by CMHA’s initial RAD application?

CMHA’s initial RAD application will request to convert public housing assistance to Project Based Rental Assistance at the following locations:

- Riverview
- San Marco
- Sutterview
- Beechwood
- Evanston
- Maple Tower
- Baldwin Grove

16. What are CMHA’s plans with the buildings if HUD approves the initial RAD application?

CMHA plans to perform substantial rehabilitation to the properties. The rehabilitation includes updating and upgrading the entire building and improving the landscaping of the buildings.

17. If I have additional questions about RAD, whom should I contact?

If you have any questions, contact the CMHA TALK2US hotline at **513-721-CMHA**.

18. Will CMHA receive additional funding from HUD?

No, Congress did not authorize additional funding for housing authorities that convert to RAD.

19. Is modernization a justification for RAD?

The need for modernization and lack of funding to perform the needed modernization is one reason that HUD is allowing housing authorities to participate in RAD. Under RAD, a housing authority may seek additional sources of funding in order to perform modernization/rehabilitation to its properties.

20. Will Section 3 apply when contracting for the rehabilitation work?

Section 3 (24 CFR Part 135) will apply to all initial repairs that are identified in the Financing Plan to the extent that such repairs qualify as construction or rehabilitation.

21. Will there be ADA accessible units?

Yes, CMHA will continue its commitment to have accessible units available.

22. What is the % of units CMHA will make ADA accessible?

Any alterations of converted projects must meet the accessibility requirements of Section 504 of the Rehabilitation Act of 1973 and any other design and construction standards including the Fair Housing Act, where applicable. Additionally, housing first occupied after March 13, 1991, must comply with design and construction requirements of the Fair Housing Amendments Act of 1988 and its implementing regulations, as applicable. Furthermore, any substantial alterations of existing housing as defined in 24 CFR 8.23, will trigger the new construction requirements of 24 CFR 8.22, which requires that a minimum of five percent or at least one unit, whichever is greater, is accessible for persons with mobility impairments and that an additional two percent of units or not less than one unit shall be accessible for persons with visual or hearing impairments.

23. Is private funding the same as corporate funding?

The private funding that CMHA may gain access to could come in a variety of forms including, but not limited to, Low Income Housing Tax Credits and private loans.

24. Will Fair Housing rules still apply if CMHA converts to RAD?

Yes.

25. Will CMHA replace all the units?

CMHA must provide for a one to one replacement of all units converted under RAD minus a de minimis reduction. A de minimis reduction is defined as the greater of five percent of the number of project units under ACC immediately prior to conversion or five units.

26. Is Stanley Rowe designated for seniors only?

No, currently CMHA does not have any building or development that is designated for Seniors only.

27. If residents are relocated, where will they go?

If temporary relocation is necessary, CMHA will find comparable replacement housing for all residents that are required to be relocated.

28. What is the difference between PBVs and PBRAs?

A Project-Based Voucher (PBV) is a component of a PHA's HCV program, wherein a PHA can attach voucher assistance to specific housing units through a HAP contract with an owner. Project-Based Rental Assistance (PBRA) is rental assistance provided by HUD to owners according to the terms of a HAP contract for the provision of housing to eligible tenants. The PBRA program is administered by HUD's Office of Housing.

29. If CMHA converts to RAD, will the elevators in the high-rises be replaced?

While CMHA does not yet know the extent of any needed rehabilitation to its properties, it will perform a Physical Condition Assessment (PCA) if the RAD application is approved. A PCA is a detailed physical inspection of a property to determine critical repair needs, short- and long-term rehabilitation needs, market comparable improvements, and environmental concerns.

30. Does CMHA have any plans for English Woods under RAD?

Initially, CMHA will submit a Portfolio Award Application whereby it will be requesting to convert the Beechwood, Evanston, Maple, Riverview, San Marco and Sutterview to Project Based Rental Assistance. Additionally, in its Portfolio Award Application, CMHA will notify HUD that it intends to submit a Multi-Phase Award Application for the demolition and new construction of Stanley Rowe Towers and Row Houses within 365 days of the approval of its Portfolio Award Application. At this time, CMHA will not be submitting RAD applications for any other CMHA property.

UPDATE – CMHA withdrew its intent to submit a Multi-Phase Award Application for the demolition and new construction of Stanley Rowe Towers and Row Houses.

31. Will you get the same bedroom size unit when you return if you have to temporarily relocated?

Residents will return to units that have the bedroom size for which they are eligible.

32. Is RAD a merger?

RAD is a central part of HUD's rental housing preservation strategy which works to preserve the nation's housing stock by allowing housing authorities who participate in the RAD program to access additional funding sources that will allow it to substantially update its properties which will preserve the life of its properties.

33. Are the resident meetings official meetings?

Before submitting a RAD application, CMHA is required to conduct at least two meetings with the residents of projects proposed for conversion and discuss plans and provide an opportunity for comment.

34. How many units will be impacted by the initial RAD applications?

The Portfolio Award Application concerns 1,105 units. CMHA will submit the initial applications for 667 of those units by December 31, 2013.

UPDATE – With the withdraw of Stanley Rowe, the Portfolio Award Application only concerns 667 units.

35. If CMHA’s RAD applications are approved, will the 5 Year Plan be updated?

Yes, a RAD conversion requires a significant amendment to CMHA’s Annual/Five-Year Plan.

36. Will CMHA hold addition resident meetings?

Yes, if CMHA’s RAD applications are approved, CMHA must conduct additional resident meetings and fulfill the public notice/meeting requirements of the Annual Planning Process.

37. If we have to be relocated, will CMHA pay the moving expenses?

If residents are required to be temporarily relocated as a result of a RAD conversion, CMHA must pay all reasonable moving expenses to and from the development.

38. If CMHA submits a multi-phase application, will they let residents know ahead of time that the building will be demolished?

In its initial Portfolio Award Application, CMHA will notify HUD of its interest/intent to submit a Multi-Phase Award Application within 365 days of the approval of the Portfolio Award Application. The Multi-Phase Award Application will include the demolition of Stanley Row Towers and Row-Houses and the transfer of assistance to newly constructed units. All residents will be notified before the Multi-Phased Award Application is submitted and CMHA will conduct additional resident meetings.

UPDATE – CMHA withdrew its intent to submit a Multi-Phase Award Application for Stanley Rowe Towers and Row Houses.

39. If CMHA submits a multi-phase application for Stanley Rowe, will the row houses be included?

CMHA intends to include the Stanley Rowe Row Houses in the Multi-Phase Award Application.

UPDATE – Stanley Rowe Towers and Row Houses are no longer part of CMHA’s initial RAD application.

40. If a resident must be temporarily relocated, will the resident get to move back to the same unit?

No involuntary permanent displacement may occur as a result of a RAD conversion. Therefore, all impacted residents will have the right to return to the development if temporary relocation is necessary. However, the right to return to the development does not necessarily include the right to return to the same exact unit. CMHA is committed to minimizing the effect of any displacement of its residents.

41. If CMHA submits a multi-phased application for Stanley Rowe and it get demolished, where will the resident relocate to?

If residents must be temporarily relocated due to a demolition/new construction project, the residents have the right to return to the newly constructed replacement units.

42. Since Stanley Rowe is not in the initial application submission, does it mean that it is in good shape?

Not necessarily. CMHA will conduct a Physical Condition Assessment (PCA) of Stanley Rowe. A PCA is a detailed physical inspection of a property to determine critical repair needs, short- and long-term rehabilitation needs, market comparable improvements, and environmental concerns.

UPDATE – Since Stanley Rowe is no longer part of the initial RAD Portfolio Award Application, CMHA will not conduct the PCA. CMHA will conduct any required assessments under the Federal Asset Management/Public Housing Regulations.

43. If Stanley Rowe gets demolished, will I still be eligible for assistance?

If a demolition takes place, the assistance will transfer to the newly constructed replacement units.

UPDATE – Since Stanley Rowe is not part of the initial RAD application, the subsidy tied to the units at Stanley Rowe will not transfer to newly constructed units as part of an initial RAD conversion.

44. If you currently have an extra bedroom as a reasonable accommodation, will you still qualify to have the extra bedroom under RAD?

Yes, as long as you are eligible for the extra bedroom as a reasonable accommodation.

45. Will RAD effect the HCV waiting list and waiting period?

Families with current pending applications will continue to be pulled from the waiting list as their names come to the top. As explained at the meetings, residents of a RAD PBRA development

may have the option after two years to request a voucher. We have not resolved all of the details about how the tenant mobility requests will be handled in connection with the regular waiting list, and will be seeking further guidance from HUD on that.

46. Under the choice mobility component, will I be limited to where I can live?

Choice mobility is designed to increase housing options for residents of a covered project. It gives residents, the option to obtain an HCV from CMHA after a defined period of residency.

47. Is HCV Section 8 vouchers available state wide?

Different housing authorities manage individual Housing Choice Voucher programs, throughout Ohio and the nation.

48. If I have to relocate temporarily, will my rent increase?

If you are required to relocate temporarily the rental payment that you are responsible for should not increase.

49. Resident Comment: The meeting was interesting and it is good to know that we will have to think about it. I will like to stay in my unit. I am afraid of heights and like the location of my current unit.

If you are required to temporarily relocate, CMHA must find you comparable replacement housing. If you do not want to relocate to a unit you find to be undesirable, please inform CMHA when any relocation process begins. CMHA is committed to minimizing the effects of any displacement.

50. Will our lease be renewed under CMHA or RAD?

You will be required to sign a new lease agreement if CMHA converts to PBVs or to PBRAs. However, the lease agreement will be between you and CMHA or one of its related entities.

51. Resident Comment: If the application is approved, I hope it is agreeable for everyone involved with the program.

CMHA will continue to communicate with all impacted residents. This is an opportunity for CMHA to preserve affordable housing units for its current and future residents.

52. Will the rent remain the same?

The basic rent calculation (30% of adjusted income) is the same under both the public housing and Section 8 programs, so most tenant rents will not change. Exceptions may be for those paying less than \$50 for rent because there will be a minimum rent after

conversion, and those on the flat rent, because the new contract rents may exceed the current flat rents. In either case, the increases will be phased in over three years if greater than 10% or \$25.

53. Will the Beechwood be demolished?

In its initial round of applications, CMHA is requesting to convert the Beechwood to Project Based Rental Assistance. This will allow CMHA to preserve the Beechwood. If CMHA's RAD application is approved, it does not intend to demolish the Beechwood.

54. Will I have to pay utilities if CMHA converts under RAD?

CMHA has not yet determined whether the residents will be responsible for utilities if its RAD applications are approved. If it determines it would be more prudent to have residents pay utilities, CMHA will establish a utility allowance to be provided to residents either in a monthly subsidy or the rents would be adjusted downward.

55. If I have to be relocated temporarily, will I get to pick where I relocate to?

CMHA will offer residents up to three units for temporary relocation.

56. If CMHA's RAD application does not get approved, will I be able to move anyway?

If HUD does not approve CMHA's RAD applications, you may still be eligible to move to another CMHA unit in accordance with CMHA's Transfer Policy.

57. What are vouchers good for? Is it possible to buy a home with these vouchers? What would I have to do to be eligible for vouchers?

The HCV Program is a rental subsidy program. CMHA has a Family Self-Sufficiency Program that assists tenants that would like to become homeowners. If CMHA converts to PBRAs, you may be eligible for the HCV Program after two years. CMHA will notify you if you become eligible and inform you on the next steps to becoming a participant.

58. Who does the RAD application go to?

CMHA submits the RAD applications the United States Department of Housing and Urban Development (HUD).

59. If the Beechwood converts to PBRAs, will CMHA still manage the building?

CMHA intends that either CMHA or one of its related entities will own and manage the properties after a RAD conversion.

60. Will resident councils still receive funding under RAD?

Yes, PHAs must provide \$25 per occupied unit annually for resident participation, of which at least \$15 per occupied unit shall be provided to the legitimate tenant organization at the covered property. These funds must be used for resident education, organizing around tenancy issues, and training activities.

61. If CMHA decides to complete substantial rehabilitation on a RAD building, will CMHA listen to resident ideas?

CMHA encourages residents to participate and submit ideas about any substantial rehabilitation. Although it may not be prudent or feasible to incorporate all resident ideas into a rehabilitation project, CMHA anticipates that it will consider resident ideas.

62. If I have to temporarily relocate to a market rate unit, who pays the rent?

If CMHA does not have a comparable CMHA unit and you are required to relocate temporarily to housing outside of CMHA, it will pay the difference of the amount of subsidized rent and the private housing rent. If CMHA offers you an available unit to return to and you decide to waive your right to return to the development and stay in the private market, CMHA will no longer be responsible for the relocation payments.

63. When will a RAD conversion start?

If CMHA's RAD application is approved, a RAD conversion should occur within 365 days of the approval.

64. Under RAD, will residents be able to solicit for funding?

We are unclear as to the specific question here. If CMHA's RAD application is approved, CMHA will solicit funding for the improvements. Other grant opportunities may exist for resident councils to apply.

65. Will we pay rent differently?

The manner you pay your rent should not be impacted by a RAD conversion.

66. Will CMHA employees perform the rehabilitation?

Most substantial rehabilitation will be performed by third-party contractors.

67. Would things that are wrong with our building get fixed under RAD?

CMHA will conduct a Physical Condition Assessment (PCA) of all RAD-related properties if the application is approved. A PCA is a detailed physical inspection of a

property to determine critical repair needs, short- and long-term rehabilitation needs, market comparable improvements, and environmental concerns.

68. Could rent increase?

Generally, the rent will be the same as it was under public housing – not more than 30% of your households adjusted gross income. However, if you pay flat rent in public housing, you may have to gradually pay slightly more in rent over time.

69. Will the units be reconfigured under RAD?

Some units may be reconfigured under RAD. Most likely, CMHA will reconfigure efficiency units into one-bedroom units.

70. Is HUD going away?

No. RAD is a HUD program.

71. Are HUD programs going away?

No. RAD is a HUD program.

72. What happens if residents are temporarily relocated and there are less units in the development after rehabilitation?

At the time of closing, all residents currently in converting units will have a right to return to the development following rehabilitation. If a de minimis number of units are being removed from the site or efficiencies are converted into one bedrooms some families may be unable to move back in. CMHA would be obligated to obtain consent from a household to waive their right to return and provide alternative accommodations.

73. Will the renovations result in larger or smaller units?

CMHA has not yet determined if the unit size will change. However, CMHA will probably convert efficiencies into one bedroom units. This will most likely be done by converting two efficiencies into one one-bedroom unit.

74. Our building has mold. How will this be addressed?

CMHA does not yet have a specific plan as far as rehabilitation of the developments. But, it will conduct a Physical Condition Assessment (PCA) in order to determine and complete any needed repairs. In the meantime, I encourage you to report any problems to the CMHA Work Order Center.

75. What does it mean that under RAD, residents no longer have the community service requirement?

Under public housing rules, residents must complete a certain amount of community service hours each month unless a statutory exemption applies. There is no such requirement under the PBRA regulations. Therefore, RAD residents will no longer have to comply with the community service requirement.

76. If I have additional questions or concerns regarding RAD, whom do I contact?

Please submit a RAD Comment/Question sheet to your property manager or contact the CMHA hotline at 513-721-CMHA.