



November 18, 2013

Dear Residents,

First, I want to say that I hope this letter finds you in good spirits and health. I am writing to you today to share exciting and important information about possible changes in the delivery of the services we provide. As we strive to improve the access to quality affordable housing, we are looking at options that will allow CMHA to do some improvements to our properties and to extend the life of our properties. Attached to this letter are important information dates and important information on possible changes. Please read the information carefully. We value your input and have several upcoming resident meetings scheduled.

Last but not least, I want to say that we are striving to provide to all our residents quality affordable housing.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory D. Johnson", is written over the typed name.

Gregory D. Johnson, MS, PHM, EDEP
Chief Executive Officer
Cincinnati Metropolitan Housing Authority

1627 WESTERN AVENUE, CINCINNATI, OHIO 45214

Phone: (513) 333-0670 Fax: (513) 977-5606 TDD: (800) 750-0750 Website: www.cintimha.com

Equal Opportunity Employer, Equal Housing Opportunities



What is RAD & Why is it Needed?

The Rental Assistance Demonstration (RAD) is an initiative of the U.S. Department of Housing and Urban Development (HUD) that seeks to preserve public housing by providing Public Housing Authorities with access to more stable funding to make needed improvements to properties.

Public housing units across the country need more than \$26 billion in repairs. HUD refers to these repair costs as capital needs. Congress has not provided enough funding for PHAs to keep up with capital needs. As a result, PHAs have had to make tough choices between things like repairing roofs and replacing plumbing—or worse, demolishing public housing. RAD provides PHAs a way to rehabilitate, or repair, units without depending on additional money from Congress.

How Does a RAD Conversion Work?

RAD allows PHAs to manage a property using one of two types of HUD funding contracts that are tied to a specific building:

- Section 8 project-based voucher (PBV); or
- Section 8 project-based rental assistance (PBRA).

PBV and PBRA contracts are 15 or 20 years long and are more stable funding sources. This shift will make it easier for PHAs to borrow money and use low income housing tax credits (LIHTCs) as well as other forms of financing. These private sources of additional money will enable PHAs to make improvements essential for preserving public housing.

As a voluntary, limited demonstration program, less than 60,000 public housing units can be selected for RAD. PHAs must submit applications to convert some or all of their public housing assistance to PBV or PBRA contracts through RAD by September 30, 2015.

Will a RAD Conversion Affect my Housing Assistance?

You will **not lose your housing assistance** and you will **not be rescreened** because of a RAD conversion.

Even though a RAD property can use private money to make big repairs, it will still receive money from HUD. With this subsidy from HUD, PHAs will manage RAD properties through either the PBV or PBRA programs. RAD requires that converted properties be owned or controlled by a public or nonprofit entity.

1627 WESTERN AVENUE, CINCINNATI, OHIO 45214

Phone: (513) 333-0670 Fax: (513) 977-5606 TDD: (800) 750-0750 Website: www.cintimha.com

Equal Opportunity Employer, Equal Housing Opportunities



Will a RAD Conversion Affect my Rent?

If your building or development is converted to PBV or PBRA, your rent contribution will most likely be the same as it was under public housing—generally no more than 30% of your household's adjusted gross income.

Since the project-based Section 8 programs also set resident rents at 30% of adjusted income, **most residents will not have rent increases** as a result of a RAD conversion.

However, if you are paying a flat rent in public housing, you will most likely have to gradually pay slightly more in rent over time. In these limited cases, if your rent increases more than 10% and requires you to pay more than \$25 per month in additional rent, your new rent will be phased in over the next 3 or 5 years depending on your PHA's policy.

How Can Residents be Involved in the RAD Process?

HUD encourages residents and their PHAs to work together during the RAD application and conversion process.

Before PHAs can apply to participate in RAD, HUD requires them to:

- Notify all residents in a development proposed for RAD conversion about their plans; and
- Conduct at least two meetings with those residents.

These meetings are an opportunity for you to discuss the proposed conversion plans

with your PHA, ask questions, express concerns, and provide comments. The PHA is required to submit your comments and its response to them as part of the RAD application.

Once HUD selects the PHA and property to participate in RAD, the PHA must have at least one additional meeting with all residents of the property before HUD approves the final conversion. This is another opportunity for you to provide comments

Will a RAD Conversion require a Change to the CMHA Annual Plan?

HUD considers a RAD conversion to be a "Significant Amendment" to the PHA Plan. Once a PHA is selected to participate, the PHA will have to comply with the resident and public notice, consultation, and public hearing requirements associated with a Significant Amendment before the final RAD conversion is approved.

This means that your Resident Advisory Board (RAB) will also be consulted and have an opportunity to make recommendations.

1627 WESTERN AVENUE, CINCINNATI, OHIO 45214

Phone: (513) 333-0670 Fax: (513) 977-5606 TDD: (800) 750-0750 Website: www.cintimha.com

Equal Opportunity Employer, Equal Housing Opportunities



When can CMHA Start the RAD Conversion Process?

After notifying residents as outlined above, PHAs can apply to HUD to convert assistance under RAD. Some PHAs have already begun this process. It takes at least 365 days after HUD approval to convert to RAD.

Will I Have to Move if my Home or Building is Rehabbed?

Most needed repairs made as part of RAD are likely to be small and you will be able to stay in your home during construction.

However, some apartments and buildings will require more extensive rehab. In these cases, you will be temporarily relocated as provided by the Uniform Relocation Act (URA). You will have the **right to return** to your development once construction is completed. Generally, temporary relocation should not last longer than 12 months.

In a few cases, your current housing may be too old or deteriorated and past the point where it can be effectively rehabilitated, requiring that it be demolished and replaced. In these instances, you will be provided temporary relocation and you will have the right to return to the replacement housing that is constructed.

If you do not want to wait for replacement housing, CMHA may offer you comparable housing in another public housing property or a Housing Choice Voucher (HCV) to enable you to move to other available private housing.

Whether you are asked to move temporarily due to rehab work or to move permanently to new replacement housing, CMHA will help you find the best possible option and cover your moving expenses.

Will RAD Increase my Ability to Choose Where I live?

In addition to improved, better quality housing, you will have **greater choice in where you live** through the RAD “choice mobility option.” If you would like to move two years after your development undergoes a RAD conversion, you may request to receive a Housing Choice Voucher (HCV).

Will Rad Affect Resident Rights and Participation?

Overall, your experience as a resident should not change very much, if at all, due to RAD. RAD **keeps many of the resident processes and rights** available under the public housing program, such as a grievance process and the timeliness for termination notification.

Residents will have the right to organize and resident organizations will continue to receive participation funds.

1627 WESTERN AVENUE, CINCINNATI, OHIO 45214

Phone: (513) 333-0670 Fax: (513) 977-5606 TDD: (800) 750-0750 Website: www.cintimha.com

Equal Opportunity Employer, Equal Housing Opportunities



What Happens Now?

Attend the resident meetings! Provide comments. CMHA wants to hear from you!

If HUD approves the initial CMHA RAD application, CMHA will have several more steps to complete. CMHA will schedule additional resident meetings and keep you informed. This is a great opportunity for you to participate in CMHA's Affordable Housing Initiative.

RAD Resources

For more information, please refer to the HUD Revised Rental Assistance Demonstration Notice PIH 2012-32 REV 1 issued July 2013 available on RAD's website at www.hud.gov/rad.

1627 WESTERN AVENUE, CINCINNATI, OHIO 45214

Phone: (513) 333-0670 **Fax:** (513) 977-5606 **TDD:** (800) 750-0750 **Website:** www.cintimha.com

Equal Opportunity Employer, Equal Housing Opportunities



RAD RESIDENT MEETINGS – December 2013

Please join CMHA representatives at the following times and locations:

Riverview – 2538 Hackberry - Tuesday December 3 at 9am & 1pm

San Marco – 1601 Madison Road - Tuesday December 3 at 11am & 3pm

CMHA Campus – 1635 Western Avenue - Tuesday December 3 at 5 pm

Maple Tower 601 Maple Avenue - Wednesday December 4 at 9am & 1pm

Beechwood – 330 Forest Avenue - Wednesday December 4 at 11am & 3pm

1627 WESTERN AVENUE, CINCINNATI, OHIO 45214

Phone: (513) 333-0670 Fax: (513) 977-5606 TDD: (800) 750-0750 Website: www.cintimha.com

Equal Opportunity Employer, Equal Housing Opportunities