

Meeting Location	Meeting Date	Question/Comment	CMHA Response
The Redding	9/11/2017	How do we get things done? If RAD is a process what happens to the current things that are wrong with the building now?	Residents should continue to call in repairs that are needed so that work orders can be generated.
The Redding	9/11/2017	Will everyone move out at the same time?	Most likely, everyone will not move at the same time.
The Redding	9/11/2017	Who will determine if the tenants move out during repairs? Do they have a choice to stay?	CMHA will determine if relocation will be necessary. If asked to relocate, residents will not be able to remain in their current unit. This is primarily due to the planned work.
The Redding	9/11/2017	Who is in charge of approving RAD?	RAD Applications are submitted to the U.S. Department of Housing and Urban Development (HUD). HUD will then determine which projects are approved to move forward.
The Redding	9/11/2017	Once a tenant moves out and they like where they are relocated can they stay there?	This depends. There are a lot of factors that come into play here. For example: Some of those include whether or not you were temporarily relocated to CMHA owned housing. If not, you would have to make arrangements with the new landlord and you may lose your housing assistance. Irregardless, to stay, the resident would have to voluntarily relinquish their right to return to the newly rehabilitated property. Each situation would have to be carefully evaluated.
The Redding	9/11/2017	If we are under section 8 with a voucher what do we do?	If you are eligible for a Tenant Based Voucher and would like to pursue this, please make sure you are communicating with the Housing Specialist and continue down that path. That is your choice to make.
Evanston	9/11/2017	Can you look at the kitchen, the opening into the living room. Cut the counter down for table size. The Island can be used as a table	Thank you for this feedback. This will passed on to our Construction Department for consideration.

Evanston	9/11/2017	A bar on the side of the bathtub to hold unto	Thank you for this feedback. This will be passed on to our Construction Department for consideration.
	9/12/2017	What will be taken under consideration as far as what building gets renovated first?	There are numerous factors CMHA must take into consideration when trying to establish an order to which buildings will be renovated. Some of those factors include the type of building, the age of the building, the condition of the building, whether or not relocation will be necessary, available funding, when the building is selected to convert from Public Housing, etc.
	9/12/2017	Is RAD permanent?	Yes. Once we convert from Public Housing it will be permanent.
	9/12/2017	Can you move out of town with RAD? If yes will it be the same lease or a newly renovated?	Initially, RAD does not provide a tenant based voucher where someone can go and choose where they live. The type of assistance provided is like public housing in that it is tied to the unit itself. We call this project based. So if a resident moves out of the unit, the assistance stays with the unit for the next person that moves in. After a certain period of time, there may be an opportunity for a tenant based voucher, however there are certain requirements/restrictions related to doing so.
	9/12/2017	Will all RAD properties be new or newly renovated	No. Not all properties will be new or newly renovated. Some properties may not need immediate renovation. Some properties may convert, but have rehabilitation several years later. Some properties will receive rehabilitation at the time of conversion.

	9/12/2017	Is RAD an equal opportunity for felons?	Owners of HUD-subsidized multifamily properties are subject to several important federal civil rights laws affecting both admission and occupancy. These requirements seek to ensure that all applicants have equal access to affordable housing and that owners treat all tenants equitably. In addition, states and local jurisdictions often establish their own civil rights laws that affect rental housing. Under the RAD program, the transformed residences will be subject to the regulations of the HUD Multi-Family housing program. The converted residences will have project based rental assistance. Admission to the site for new residents will be in accordance with the lease provisions outlined in HUD 4350.3 and the tenant selection plan.
	9/12/2017	I think RAD can be improved by letting people have a voice in what is going on in their community to get the proper things they need for successful and long-term renting relationships. Also by being open to new ideas from public.	We would agree. This is why CMHA has scheduled more than 30 meetings out within our communities to help spread the information and encourage residents to provide feedback. We have set up numerous mechanisms for residents to communicate their concerns, question and/or suggestions.
Winton Terrace	9/13/2017	Who is available?	Not real sure what the question is referring to.
Winton Terrace	9/13/2017	Are you changing the view or the environment?	CMHA intends to make much needed repairs to public housing to help preserve and improve the housing.
Winton Terrace	9/13/2017	What does this have to do with rent ..... If I don't know where /what I am renting	Not real sure what the question is referring to.

Winton Terrace	9/13/2017	Residents would like to know how much of relocation expenses would be covered by CMHA	Relocation expenses covered by CMHA would be dependent upon the factors surrounding the relocation. Such that, a relocation of 1 week would be treated differently than a relocation expecting to last 15 months. CMHA will be following all of the rules associated with relocation and will address the situation with every household. Normally, CMHA is responsible for reasonable relocation expenses.
Winton Terrace	9/13/2017	Where would residents relocate? In same neighborhood? Or different neighborhood?	This would depend. This would largely be driven by the availability of housing units at the time of the relocation.
Winton Terrace	9/13/2017	Past incident at lindon courts? Residents were not able to return after rehab	With the conversion to RAD, every resident not under eviction that is asked to temporarily relocate due to rehabilitation on their building is guaranteed a right to return to the project once completed.
Winton Terrace	9/13/2017	Why don't you get same unit after relocating?	Due to the work that might be completed, not all units may still exist. Some units may have been converted for accessibility reasons. There are any number of scenarios that might make it impossible for residents to return to the same units. All tenants have a right to return.
Winton Terrace	9/13/2017	Is the RAD money only for building repair or for appliances?	This would depend on the amount of funding and the need. CMHA has every intention of repairing and preserving the physical asset as a top priority. With that being said, things like roofs, plumbing, electrical, etc. will take priority.
Winton Terrace	9/13/2017	How long will the process take?	The conversion of all of CMHA's public housing is expected to take several years. The conversion of a particular building will be largely dependant on the type of financing that will be used at the time of conversion. Once started, a building may take as many as 12 or 18 months.
Winton Terrace	9/13/2017	Will lead abatement take place?	Lead abatement will depend upon the building and type of renovation received. Where necessary, there will be lead abatement.

Winton Terrace	9/13/2017	Will there be utility Cost?	Some residents may not currently pay utilities, but might have to once a renovation is complete. However, residents in this situation will have their file reviewed for assistance to offset this expense.
Winton Terrace	9/13/2017	Will this affect people on HVC LIST?	This will not impact a resident's position or eligibility with regard to our Housing Choice Voucher (HCV) waitlist.
Winton Terrace	9/13/2017	Why aren't RAD reps here today?	RAD is not a company or entity so there are no "reps." RAD is a HUD program utilized by housing authorities to preserve and improve affordable housing.
Winton Terrace	9/13/2017	HVC vouchers come with money to move?	This question is not related to RAD, however if a person receives a Housing Choice Voucher there is not money provided to move.
Winton Terrace	9/13/2017	Will we be relocated to a place that is suitable?	Depending on the situation surrounding a particular relocation, residents will typically be provided options to select from when relocating.
Winton Terrace	9/13/2017	Do we currently have properties for relocation lined up?	CMHA has vacancies all over Hamilton County should relocation be needed. However, those vacancies change all of the time so units that might be available today, may not be available in two weeks. Relocation options are highly dependent upon the timing of the relocation need.
Winton Terrace	9/13/2017	Had a friend who was relocated and able to return to her unit. Why can't we get our same unit back?	Currently, when relocation occurs, we are relocating just a couple of households. Also, the work being performed is not such that it might change the layout of apartments. Under RAD, if we do a temporary relocation for renovations, we might be talking about hundreds of households and construction work that might include the changing of apartment layouts.
Winton Terrace	9/13/2017	What if residents do not accept offered unit for relocation?	We will be working with residents to try and offer options that meets their needs. Residents can work with the relocation specialist and offer suggestions as well.
Winton Terrace	9/13/2017	Any decision for seniors in community?	This is a bit unclear. CMHA treasures its senior residents.

Winton Terrace	9/13/2017	When will we stop taking residents in Winton Terrace?	This would depend on when certain areas might be scheduled for renovation. This would be a strategic decision that would be coordinated with anticipated relocation and/or constructions schedules.
Winton Terrace	9/13/2017	What if you are relocated and want to stay at a new place?	Residents may voluntarily relinquish their right to return to a renovated property. Your right to stay in the relocated unit depends on the situation. If you relocated to CMHA owned property (other public housing) and you wish to remain, this might be possible. If you a relocated to housing that is not owned by CMHA, you would have to contact the property owner (landlord) and work out the details about you continuing to reside in the unit. Please note, if you decide to stay in a unit not owned by CMHA, you would be choosing to leave CMHA's program and may lose your housing assistance.
Winton Terrace	9/13/2017	If you have special accommodation currently, will we be able to keep them?	If you have an approved accommodation and you are asked to temporarily relocate, your accommodation needs will be met. This would also hold true upon your return to the property.
Maple Towers	9/14/2017	Is RAD same as Section 8?	RAD is not the same as Section 8. RAD is a HUD program that allows the housing authority to convert its public housing to a form of Section 8, Project Based Voucher (PBV) or Project Based Rental Assistance (PBRA). Both of these provide assistance that is tied to the unit.
Maple Towers	9/14/2017	I applied for section 8, when I move can I take voucher to another location?	If you are on the waitlist for a Housing Choice Voucher (HCV), RAD will not affect your place on that waitlist. Should you be selected for a HCV, should you wish, you are welcome to go through the normal processing to receive assistance through that program.

Maple Towers	9/14/2017	If relocation takes place where will I go? All resident guaranteed right to return ? Can I take section 8 vouchers to new unit ?	Where your options to be temporarily relocated to would largely be dependent upon the availability of housing units at the time of the relocation. Section 8 Vouchers will not be issued at the time of conversion. RAD is a HUD program that allows the housing authority to convert its public housing to a form of Section 8, Project Based Voucher (PBV) or Project Based Rental Assistance (PBRA). Both of these provide assistance that is tied to the unit.
Maple Towers	9/14/2017	When will changes ( Rehab/Relocation) take place for Maple Towers	We do not know this at this time.
Beechwood	9/14/2017	Will housing be privatized?	No. CMHA is converting from one HUD program (Public Housing) to another (Multi-Family). CMHA will be receiving Housing Assistance Payments from HUD and will be required to meet all of the rules and regulations (including tenant protections) as set forth by HUD. In addition, CMHA is a quasi-governmental entity and will continue to be involved with the properties.
Beechwood	9/14/2017	How much funds have been obtained so far?	The way the RAD conversion process works is that funds are typically organized and applied for after you submit an application and receive a CHAP from HUD. CMHA is in the process of organizing and submitting applications at this time.
Beechwood	9/14/2017	Where did money to fix roof at Evanston come from?	Capital Funds
Beechwood	9/14/2017	Will properties be turned over to a non profit?	That is not the plan at this point. However, there may be situations where CMHA will be looking for development partners to assist in improving the housing.
Beechwood	9/14/2017	Will there be a City West situation?	Not quite sure what this question is asking. RAD provides a guaranteed right to return to the property should someone be asked to temporarily relocate due to renovation.

Beechwood	9/14/2017	I love Scattered Sites, will I have to move to a Millvale if I have to relocate due to work?	Relocation options will depend on the availability of units at the time you are asked to temporarily relocate.
Millvale	9/14/2017	With rent going up and down, what about people with no rent?	In Public Housing, most tenants pay 30% of their adjusted household income. In Project Based Rental Assistance, tenants will pay 30% of their adjusted household income.
Millvale	9/14/2017	Are we going to be remodeling units?	The goal is to improve and preserve affordable housing. Engineers will assess the buildings and eventually repairs will be made. These repairs will largely be dependent upon available funding. The priority for all buildings will be the structural and mechanical integrity. For example, items like plumbing, heating/air, electrical, roofs, etc. will take priority over more cosmetic items.
Millvale	9/14/2017	How do we preserve the work that improves the community from being damaged?	We would love to hear suggestions/ideas and examples on how best to do that.
Millvale	9/14/2017	How are you choosing locations or prioritizing locations?	CMHA's goal is to convert all of its public housing to RAD. There is a complicated evaluation of the entire Public Housing portfolio to develop a strategy to best reach that goal. The order in which projects will convert will depend on a number of factors including, but not limited to anticipated capital needs and available funding, length of time work may take, potential resident impact including the possibility of relocation, impact on agency operations, RAD conversion time and regulatory constraints, etc. CMHA has engaged a professional team of consultants to evaluate and recommend the best path forward for conversion.
Millvale	9/14/2017	Are any buildings going to be torn down?	We do not know the answer to this at this time. This will largely be answered when CMHA receives the detailed inspections of the buildings and estimates regarding repairs.
Millvale	9/14/2017	Has anyone been reviewed for the converted properties?	Not really sure what is being asked here. All of the public housing properties are being reviewed for conversion to RAD.

Millvale	9/14/2017	Are they redoing Moosewood units that were knocked down?	We do not know the answer to this at this time.
Millvale	9/14/2017	What will be the biggest change	We hope the biggest change is the future preservation and improvement of Affordable Housing.
Millvale	9/14/2017	Name changes of communities?	We do not know the answer to this at this time.
Stanley Rowe	9/15/2017	What about Scattered Sites?	CMHA's goal is to convert all of its Public Housing units. Scattered site public housing units would be included.
Stanley Rowe	9/15/2017	Is RAD taking the place of Public Housing ?	RAD is a HUD program that allows the housing authority to convert its public housing to a form of Section 8, Project Based Voucher (PBV) or Project Based Rental Assistance (PBRA). Both of these provide assistance that is tied to the unit.
Stanley Rowe	9/15/2017	Will the money come from Banks?	Possibly. RAD would allow CMHA to obtain loans and apply for Low Income Housing Tax Credits.
Stanley Rowe	9/15/2017	Will S.R elevators be repaired after the blog is fixed?	Not sure what the question is asking. The goal is to preserve and improve the affordable housing. If elevators need repaired, we would hope that funding would allow for such a repair.
Pinecrest	9/15/2017	When you get the money, will unrentable units be converted first or occupied?	Unclear as to what the question is. Conversion through RAD happens prior to receiving money
Pinecrest	9/15/2017	Last year, talking about renovating building, President, Riverview – have those started? We are still waiting.	RAD conversion of public housing is a time sensitive process. Part of that process requires the housing authority to submit documents demonstrating the funding. CMHA had gathered all of the funding for the conversion of the Beechwood, Evanston, President, Riverview and San Marco. However, due to a drop in tax credit value and contractors bids significantly higher than estimates, CMHA was not going to be able to meet the deadline. After contacting HUD, HUD suggested that CMHA start the conversion process over for those buildings so that the deadlines would be reset. So those buildings are still being evaluated for conversion.

Pinecrest	9/15/2017	Does any CMHA property take priority over another one in terms of renovation?	CMHA's goal is to convert all of its public housing to RAD. There is a complicated evaluation of the entire Public Housing portfolio to develop a strategy to best reach that goal. The order in which projects will convert will depend on a number of factors including, but not limited to anticipated capital needs and available funding, length of time work may take, potential resident impact including the possibility of relocation, impact on agency operations, RAD conversion time and regulatory constraints, etc. CMHA has engaged a professional team of consultants to evaluate and recommend the best path forward for conversion.
Pinecrest	9/15/2017	Is there a deadline for work to be done?	There are several deadlines associated with RAD conversion. However, the deadline to complete work will be largely dependant upon the amount and type of work being completed.
Pinecrest	9/15/2017	Is HUD over CMHA or CMHA over HUD?	CMHA must follow the rules and regulations to participate in HUD's programs.
Pinecrest	9/15/2017	Were other high-rises converted to nursing homes or younger people?	CMHA has not converted its high rises into nursing homes.
Findlater Gardens	9/16/2017	Better bathroom flooring, more secure doors, stronger inside railings, stronger closet doors	Thank you for your suggestions
Findlater Gardens	9/16/2017	What is the difference between public housing verses affordable housing ?	Public Housing is Affordable Housing. Public Housing only refers to a particular type of Affordable Housing.
Findlater Gardens	9/16/2017	I have medical issues , will movers help move my stuff?	If Temporary Relocation is asked of you, movers can be provided to assist in moving/packing.
Findlater Gardens	9/16/2017	Will this be the same thing that was done at City West with Hope VI?	No. RAD is a different program with different rules. For example, RAD provides a guaranteed right to return to the property should someone be asked to temporarily relocate due to renovation.

Findlater Gardens	9/16/2017	Are these apartments going to be section 8 like our voucher program?	No. Upon conversion, it is anticipated that the units will be converted to Project Based Rental Assistance. While this is a form of Section 8, this is not voucher based. Assistance is "project" based or associated with the housing.
	9/18/2017	Need to be patient and make living conditions better due to other locations and places in Cincinnati that are a lot worse	Thank you. We agree. We ask for everyone's patience as we work through this process and are excited for the opportunity to improve the housing.
San Marco		Will there be Less Apartments after the renovations?	We do not know the answer to this question yet. It is possible that some unit layouts may change (for example: Efficiency Apartments turning into 1 Bedroom Apartments). If unit layouts change, it is possible that the number of units in a building may change.
On Campus	9/19/2017	When they rebuild/renovate the property , will I have to move all of my things as well?	That depends. We will not know if temporary relocation may be necessary until it is determined what kind of work will be performed. Some residents will not have to relocate. Some may be asked to leave for a day. Some might be asked to relocate for 1 month. Some may be asked to temporarily relocate longer. However, if you are asked to temporarily relocate for a period of time that would warrant moving your belongings, CMHA will provide movers.
On Campus	9/19/2017	Is this going to be like phase 4 of the Lincoln Court?	No. RAD is a different program with different rules. For example, RAD provides a guaranteed right to return to the property should someone be asked to temporarily relocate due to renovation.
On Campus	9/19/2017	Will you be moved to a scattered site?	Probably not. While it is not impossible, it is highly unlikely.
Evanston	9/21/2017	Do we know who any of the investors are?	Many investors are the banks that are interested in tax credits.

Evanston	9/21/2017	In terms of investors, are we saying that CMHA will still be in control after investors get involved?	If we decide that tax credits are involved with a property, we have to form partnerships with those organizations. We go to syndicators to sell tax credits across the country. On our tax credit properties, CMHA has controlling interest as it stands now.
Evanston	9/21/2017	What happened with the previous RAD application?	RAD conversion of public housing is a time sensitive process. Part of that process requires the housing authority to submit documents demonstrating the funding. CMHA had gathered all of the funding for the conversion of the Beechwood, Evanston, President, Riverview and San Marco. However, due to a drop in tax credit value and contractors bids significantly higher than estimates, CMHA was not going to be able to meet the deadline. After contacting HUD, HUD suggested that CMHA start the conversion process over for those buildings so that the deadlines would be reset. So those buildings are still being evaluated for conversion.
Evanston	9/21/2017	Who is responsible for hiring new contractors?	CMHA will follow its Procurement Procedures in awarding any contractor with a construction contract.
Evanston	9/21/2017	Are we going to have architects involved? and what time frame to provide comments for architects?	Architects will be involved. CMHA will be scheduling meetings to get input from residents with regard to the needs of their buildings.
Evanston	9/21/2017	If someone accepts a housing choice voucher how does it work?	Conversion to RAD does not result in tenants being immediately eligible for a housing choice voucher.
Evanston	9/21/2017	Will a persons name still be attached to unit even after they move out?	No.
Evanston	9/21/2017	When we move over to RAD, we would pay 30% of income. With the young people coming in, would they also pay 30% too?	Yes. Tenants will pay 30% of their adjusted household income.

Evanston	9/21/2017	If you apply for tax credits, how often do you apply for them?	9% tax credits are competitive and are usually applied for once per year. There are also 4% tax credits. 4% Tax Credits are not competitive and can be applied for multiple times per year.
Evanston	9/21/2017	Can a property come back and ask for more RAD investment?	By converting to RAD, a building is positioned so that it can seek out other funding such as loans and/or tax credits at any time it might be eligible and can afford to do so. There may be some buildings that wait for some improvements because there is only so much that can be completed at one time. By converting the properties now, CMHA can go out and get the money at a later date. Based on time and funding constraints, it is very likely that some properties may convert to RAD and not have renovations done immediately.
Evanston	9/21/2017	Is it true that when we transfer to RAD, HUD has more money for us?	Once we convert to RAD, the only money we will get from HUD are the HAP payments. There is no money provided for renovations by HUD. We will, however, be eligible for money from other sources.
Evanston	9/21/2017	If Trump should do anything that takes money from HUD, what will happen?	At this time, we would have to see how HUD reacts and how that would impact the dollars they provide to housing authorities.
Beacon Glen	9/21/2017	Can Rent be raised ? Who will we write our checks to?	The tenants rent is set by HUD. Currently, HUD sets the tenant's portion of rent to 30% of their adjusted household income. It is anticipated that rent checks will be made payable to CMHA. Should that change for any reason, CMHA would provide the tenant with ample notice.
Beacon Glen	9/21/2017	Add smoking area in the back of building	Thank you for this suggestion.
Beacon Glen	9/21/2017	Play area for grandchildren visiting	Thank you for this suggestion.
The Redding	9/22/2017	What is LIPH?	Low Income Public Housing.
Findlater Gardens	9/25/2017	Are we going to be like Villages of Roll Nill down the road?	Not familiar with what your are asking.

Findlater Gardens	9/25/2017	Will there be rehab changes made to our units?	The goal is to improve and preserve affordable housing. Engineers will assess the buildings and eventually repairs will be made. These repairs will largely be dependant upon available funding. The priority for all buildings will be the structural and mechanical integrity. For example, items like plumbing, heating/air, electrical, roofs, etc. will take priority over more cosmetic items.
Findlater Gardens	9/25/2016	Is this like Hope VI at City West?	No. RAD is a different program with different rules. For example, RAD provides a guaranteed right to return to the property should someone be asked to temporarily relocate due to renovation.
Findlater Gardens	9/25/2017	Isn't it harder to get private funds? How will you get them?	In the public housing program, CMHA cannot seek other funds. There are funds available to CMHA such as 9% Low Income Housing Tax Credits, 4% Low Income Housing Tax Credits and Special Loans. There are different requirements and application processes for each of these types of funding. The 9% Low Income Housing Tax Credit is competitive and CMHA must submit an application and compete with other housing developments for the funds. The others operate differently and are not competitive.
Findlater Gardens	9/25/2017	How do you pay all that back?	Low Income Housing Tax Credits do not require repayment.
Findlater Gardens	9/25/2017	What if RAD fails, can we switch back?	Not at this time. However, across the country, RAD has been implemented since 2012 and enjoyed great success.
Findlater Gardens	9/25/2017	What are the tenants responsibilities?	Tenants must abide by the rules of the program and the terms of their lease.

Marianna Terrace	9/25/2017	What is the difference between public housing and project-based rental assistance?	Project Based Rental Assistance (PBRA) and Public Housing are different programs in HUD. PBRA is in the Multi-Family Department of HUD while Public Housing is in the Public and Indian Housing Department. PBRA through RAD provides a project based Housing Assistance Payment to CMHA while Public Housing provides a subsidy plus capital dollars. Historically, the funding in public housing has been very unstable. Funding in PBRA has traditionally been more stable. In addition, in Public Housing, CMHA is dependant upon HUD for its funding to make improvements to buildings (capital dollars). In PBRA, CMHA will have access to other funds (such as Low Income Housing Tax Credits) to help make needed repairs.
Marianna Terrace	9/25/2017	So RAD allows the rate to lock in?	No. RAD allows CMHA to convert its public housing to Project Based Rental Assistance (PBRA). Historically, the funding in public housing has been very unstable. Funding in PBRA has traditionally been more stable.
Marianna Terrace	9/25/2017	I hear where it is benefitting HUD, how does it benefit the residents?	By converting to RAD, residents benefit from the housing authority being better positioned to preserve and improve their housing.
Marianna Terrace	9/25/2017	When you have your reviews every year and your wages go up, will your rent go up?	Potentially, however this would be no different in public housing. In public housing most tenants pay 30% of their adjusted household income for rent. This would be the same through RAD.
Marianna Terrace	9/25/2017	You say with RAD, CMHA can borrow money from other places. How does the money get paid back?	If CMHA were to borrow money through loans, the repayment of that money would happen over a span of years and through the expenses paid by the property. Most money CMHA will be seeking is in the form of Low Income Housing Tax Credits (LIHTC). LIHTC funds do not have to be repaid.
Marianna Terrace	9/25/2017	When you say units, these are units here right? Are there still units under RAD?	The industry term for the residences our tenants reside in is "units". So each apartment or house is a "unit."

Marianna Terrace	9/25/2017	What happens if you are paying flat rate and your income goes up?	Upon conversion, tenants who currently pay flat rent will be required to pay 30% of their adjusted household income for rent.
Marianna Terrace	9/25/2017	If you are a home owner, will it work the same way?	This program only applies to CMHA current and future residents.
Marianna Terrace	9/25/2017	What about single family homes?	Single family homes in the public housing program will also be evaluated for conversion to RAD.
Marianna Terrace	9/25/2017	What about gas and electricity? Will it be the same?	The net effect to tenants will be the same. There may be some situations where the responsibility for utilities might change, however in those situations CMHA will work with the tenant to provide utility allowances.
Marianna Terrace	9/25/2017	If I have two bedroom unit right now, but by the time I relocate my kids are grown and have moved out, will I get the same number of bedrooms ?	You will be provided options for housing that you are eligible for.
Marianna Terrace	9/25/2017	During renovations, will there be a lot of changes?e.g. will one bedroom get converted to two bedrooms or two bedrooms to three?	We do not know this at this time. The goal is to improve and preserve affordable housing. Engineers will assess the buildings and eventually repairs will be made. These repairs will largely be dependant upon available funding. The priority for all buildings will be the structural and mechanical integrity. For example, items like plumbing, heating/air, electrical, roofs, etc. will take priority over more cosmetic items.
Marianna Terrace	9/25/2017	With wiring, can we work with someone like Time Warner cable to get cable run? Som residents cannot get Time Warner or Direct TV right now.	Thank you for this information.
Marianna Terrace	9/25/2017	Because you lease to disable people, do you work with people working cooperatively regarding disability needs?	CMHA works with a number of organizations that provide service to its residents.

Marianna Terrace	9/25/2017	A resident indicated that she can tell there are electric issues that needs to be done	Thank you for this information.
Marianna Terrace	9/25/2017	What is going on with open workers orders?	Open work orders are systematically being eliminated. Through the conversion process, CMHA will continue to operated Asset Management (Public Housing). Tenants in need of repairs are encouraged to call in their needs to the work order center.
Winton Terrace	9/27/2017	If our rent increases because we currently pay flat rent, when will the increase happen? Now or after RAD conversion	Those in public housing and paying flat rent can continue to do so until RAD conversion happens.
Winton Terrace	9/27/2017	When will RAD happen?	This will depend upon where you live. CMHA is submitting applications in October and will begin the RAD conversion process for some of its units. CMHA cannot convert all of its units at one time, so other properties will be scheduled for a later date. It's anticipated that the conversion to RAD could take several years.
Winton Terrace	9/27/2017	What are the relocation options? Will we be offered section 8 vouchers ?	Relocation options will depend on the availability of units at the time you are asked to temporarily relocate. It is not anticipated that Section 8 Vouchers will be an option for relocation.
Winton Terrace	9/27/2017	Is RAD simply a way to demolish Public Housing?	No. RAD is here to preserve and improve Public Housing.
Winton Terrace	9/27/2017	RAD has already been decided. You will do it with or without residents wanting it. Then we just need to "suck it up" and accept it	It is true that CMHA feels as though RAD is the best opportunity to preserve and improve its housing for residents. Because of that CMHA hopes to participate. However, CMHA wishes for this to be a collaborative effort and is inviting residents to ask questions, provide comments and participate in discussion.

Winton Terrace	9/27/2017	If we do not pay utilities now, will we have to pay utilities at our temporary relocation sites?	Some residents may not currently pay utilities, but might have to once a renovation is complete or during the temporary relocation. However, residents in this situation will have their file reviewed for assistance to offset this expense.
Park Eden	9/28/2017	Can we find our own place?	If you are asked to temporarily relocate, a relocation specialist will meet with your household and help explain your rights. You may be eligible to find your own temporary relocation site.
Park Eden	9/28/2017	If we choose to relocate, can we pick where we want to go?	If you are asked to temporarily relocate, a relocation specialist will meet with your household and help explain your rights and your options. Typically, you are provided options from which to choose. You may be eligible to find your own temporary relocation site if you would choose to do so.
Park Eden	9/28/2017	Will we receive notification that our building has been converted to RAD?	You will receive communication throughout the process. Upon conversion, you will know as you will be required to sign a new lease.
Park Eden	9/28/2017	My building has water leaks from roof to walls in other apartments. Will this be repaired by RAD?	The goal is to improve and preserve affordable housing. Engineers will assess the buildings and eventually repairs will be made. These repairs will largely be dependant upon available funding. The priority for all buildings will be the structural and mechanical integrity. For example, items like plumbing, heating/air, electrical, roofs, etc. will take priority over more cosmetic items. Please make sure that you are calling in work orders so that necessary repairs can continue to be made while we work through the conversion process.

Park Eden	9/28/2017	Will the buildings be torn down?	We do not know this at this time. The goal is to improve and preserve affordable housing. Engineers will assess the buildings and eventually repairs will be made. These repairs will largely be dependant upon available funding. The priority for all buildings will be the structural and mechanical integrity. For example, items like plumbing, heating/air, electrical, roofs, etc. will take priority over more cosmetic items. Buildings requiring significant rehabilitation will require careful consideration on what best to do in the interest of improving and preserving affordable housing.
Park Eden	9/28/2017	Will there be FSS program?	It is anticipated that the Family Self Sufficiency program through Section 8 will continue as long as grants are received for the operation of the program.
Park Eden	9/28/2017	Will utilities be included when it converts?	We do not know that at this time. This would depend on the work that might be done at the time of rehabilitation. If the tenant is currently paying utilities, it is not likely that CMHA would do work that would change that.
Stanley Rowe	9/28/2017	If we raise enough money, will we tear down Liberty Street/Stanley Rowe if they were just to remodel? How would that work	We do not know this at this time. The goal is to improve and preserve affordable housing. Engineers will assess the buildings and eventually repairs will be made. These repairs will largely be dependant upon available funding. The priority for all buildings will be the structural and mechanical integrity. For example, items like plumbing, heating/air, electrical, roofs, etc. will take priority over more cosmetic items. Buildings requiring significant rehabilitation will require careful consideration on what best to do in the interest of improving and preserving affordable housing.
Stanley Rowe	9/28/2017	How much control will RAD have?	Remember that RAD is not a company or person. RAD is a HUD Program with rules that CMHA must follow.
Stanley Rowe	9/28/2017	Do we know who needs to move out of their unit?	We will not know this until we determine what work will be completed. Should it be determined that residents of a particular building will have to be relocated, residents will receive notice way in advance.

Stanley Rowe	9/28/2017	Why doesn't CMHA buy a building around this area, like purchase sand school?	Thank you for the suggestion.
Stanley Rowe	9/28/2017	Will they show us how to enroll our kids in new schools?	A relocation specialist will work with residents regarding their relocation and may provide information relating to services to assist residents.
Stanley Rowe	9/28/2017	Will we have a checklist to make it easier?	If you are asked to temporarily relocate, a relocation specialist will visit with every household to discuss your needs and the relocation process.
Pinecrest	9/28/2017	Why is this going on?	CMHA is transforming its affordable housing to help stabilize the funding and have access to more resources to improve and preserve the housing.
Pinecrest	9/28/2017	Do you have all of us in waiting?	Conversion to RAD is a lengthy process and not all buildings will be converted at the same time.
Pinecrest	9/28/2017	Is CMHA going out of housing?	No. CMHA is converting from one HUD program (Public Housing) to another (Multi-Family). CMHA will continue to provide affordable housing.
Pinecrest	9/28/2017	Isn't section 8 under HUD? Would they rather pay section 8?	Section 8 is under HUD. CMHA is converting its public housing to another HUD program to help stabilize the funding and to provide access to money to help improve and preserve the affordable housing.
Pinecrest	9/28/2017	Lincoln Court told us we would move back but didn't	Under RAD, if you are asked to temporarily relocate so that your building can be renovated and you remain in good standing (not under eviction) you are guaranteed the right to return to the property.
Pinecrest	9/28/2017	Do we get help moving back?	If you are asked to temporarily relocated for rehabilitation, you will also receive assistance when it is time to return to the property.
Pinecrest	9/28/2017	What about scattered Sites?	CMHA plans to evaluate all of its housing for conversion to RAD. This would include Scattered Site units.

Pinecrest	9/28/2017	Will you come back when everything is final?	Under RAD, if you are asked to temporarily relocate so that your building can be renovated and you remain in good standing (not under eviction) you are guaranteed the right to return to the property.
Pinecrest	9/28/2017	When do we move?	We will not know this until we determine what work will be completed. Should it be determined that residents of a particular building will have to be relocated, residents will receive notice way in advance. Residents should not move until told to do so. If Residents move prior to being instructed, they could be jeopardizing the relocation assistance and right to return to the property.
Pinecrest	9/28/2017	Poor people have to move. Not fair	If residents are asked to relocate, CMHA will be providing relocation assistance.
Pinecrest	9/28/2017	Will there be more meetings?	Yes. There will be several meetings. Please make sure to visit our website and pay attention to communication attempts so you might be made aware of updates including potential meeting information.
Pinecrest	9/28/2017	Where will future meetings be?	Most likely, when different meetings are held, CMHA will use the same facilities as it did for the Resident Communication Meetings. Please make sure you are paying attention to attempts to communicate information as it may contain meeting dates, times and locations.
Pinecrest	9/28/2017	Changing mail when relocated?	If you are asked to temporarily relocate, whether or not you would need to change your mail would depend on the length of the anticipated relocation. The relocation specialist can provide information on how to complete this process.

Campus	9/28/2017	Are you still going to keep the projects like Winton Terrace?	We do not know this at this time. The goal is to improve and preserve affordable housing. Engineers will assess the buildings and eventually repairs will be made. These repairs will largely be dependant upon available funding. The priority for all buildings will be the structural and mechanical integrity. For example, items like plumbing, heating/air, electrical, roofs, etc. will take priority over more cosmetic items. Buildings requiring significant rehabilitation will require careful consideration on what best to do in the interest of improving and preserving affordable housing.
Campus	9/28/2017	Are the public housing properties we have rentable now?	For the most part, yes. However there is an estimated \$190 million in backlogged repairs that need to be made.
Campus	9/28/2017	Do you have to be part of RAD program to be part of ROSS?	The ROSS program is a grant funded program open to the residents in public housing. Residents participating in the ROSS program will be eligible to continue until the 3 year grant runs out. Once converted to PBRA, there is not a ROSS program and CMHA will not be able to apply for that grant.
Campus	9/28/2017	Is RAD considered private market?	No. RAD is a HUD program. CMHA is a governmental entity.
Campus	9/28/2017	30% is just a third of your income right?	30% is less than a third of your income.
Campus	9/28/2017	What areas have had successful transformation with RAD	There are numerous housing authorities successfully converting to RAD. I encourage you to visit our website <a href="http://www.cintimha.com">www.cintimha.com</a> as some of those examples are demonstrated there.
Campus	9/28/2017	If you qualify for RAD, and transfer over, will it interfere with the MOVE program? Will there be additional paperwork?	Converting to RAD should not interfere with the MOVE Program.
Campus	9/28/2017	How is the existing public housing waiting list work with RAD?	Once a property converts to RAD, it is required to maintain its own waiting list.

Campus	9/28/2017	So CMHA is not doing away with scattered sites?	CMHA is evaluating all of its public housing for conversion to RAD. This would include scattered sites.
Campus	9/28/2017	It is just basically that repairs will be taken care of with RAD?	RAD allows CMHA to convert its public housing to project based rental assistance (PBRA). By doing so, this will help stabilize CMHA's funding and provide access to other monies to improve and preserve affordable housing. CMHA currently makes repairs to its public housing units and will continue to do so. By converting to RAD, CMHA will have access to funds that will allow it to start to address an estimated \$190 million of backlogged repairs.
Campus	9/28/2017	How will I get a list of properties that have been converted to RAD?	Currently, CMHA has only one property that has converted through RAD. That property is Baldwin Grove.
Campus	9/28/2017	With Good Neighbor program for scattered sites, you participate in the program and get certificate. How will that work with RAD?	CMHA would encourage its residents to participate in the Good Neighbor Program.
Campus	9/28/2017	Is this part of 2014-2019 Strategic Plan?	As part of its strategic plan, CMHA is looking to transform and improve the affordable housing in Hamilton County. RAD provides CMHA an opportunity to do that.
San Marco	9/30/2017	When will RAD happen at this building?	We will not know until the evaluation of our entire portfolio is complete. The complete conversion is expected to take several years and during that time it is expected that situations will change and new facts will have to be considered. For that reason, it is expected that the plans are likely to change as we move forward.

San Marco	9/30/2017	Will we be moved?	We will not know this until we determine what work will be completed. Should it be determined that residents of a particular building will have to be relocated, residents will receive notice way in advance. Residents should not move until told to do so. If Residents move prior to being instructed, they could be jeopardizing the relocation assistance and right to return to the property.
Campus	9/30/2017	Will flat rent go away?	Under Project Based Rental Assistance there will no longer be flat rent as it is in Public Housing.
Campus	9/30/2017	Could 30% of your income be more than the flat rent?	It is possible for 30% of your adjusted household income to be more than flat rent. If this is the case and your rent should increase more than \$25 per month, CMHA will work with you to phase in your rent increase over the next several years.
Campus	9/30/2017	Will income guidelines change?	Under PBRA there are different eligibility criteria, however all current households who do not fall under eviction shall be grandfathered in and will not be subject to the new guidelines.
Campus	9/30/2017	Will all of CMHA public housing convert?	CMHA plans to evaluate all of its housing for conversion to RAD.
Campus	9/30/2017	When CMHA requests money, do we use their name, apartment number or other information?	CMHA does not use the personal information of residents when it does its financial transactions.
Campus	9/30/2017	I have an inspection coming up? Does that has anything to do with this ?	No, this is likely just your required inspection through the public housing program.
Campus	9/30/2017	We live in 6 unit place. If I get relocated, when I come back will I get the same unit?	Residents asked to temporarily relocate due to renovations have a guaranteed right to return to the property, however they do not have the guaranteed right to return to the same unit.

Campus	9/30/2017	What if you are moved to a new location and you want to stay there ?	Residents may have the right to stay where they are relocated to however the circumstances surrounding that could vary. For example: If residents are relocated to CMHA owned housing, the right to remain would probably not result in the loss of housing assistance. If you were temporarily relocated to housing that CMHA does not own, you would have to work out the details with the new landlord and you would most likely lose your housing assistance. All residents that wish to stay in the temporary relocated housing must affirmatively agree (in writing) that they are giving up their right to return to their original property.
Campus	9/30/2017	I was just recently relocated due to maintenance, will they make me move again	Possibly. Your recent relocation will not come into consideration when determining whether or not residents will have to be temporarily relocated for renovations.
Campus	9/30/2017	What if your rent increases, What about the deposit?	Deposits will not be affected.