

RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD)  
2<sup>nd</sup> Resident Information Notice (RIN) Meeting Minutes

---

On January 28, 2020 Rahway Housing Authority invited our residents to talk about Rahway Housing Authority's plans to convert Case Apartments, Kennedy Apartments and Schaffhauser Apartments from the Public Housing Program to Section 8 Rental Assistance under the Rental Assistance Demonstration (RAD). An oral translator was available at the meetings. The meetings were scheduled and attendance is as follows;

Case Apartments: Wednesday,  
February 5th, 12:00pm  
19 residents in attendance

Kennedy Apartments:  
Thursday, February 6th, 12:00pm  
23 residents in attendance

Schaffhauser Apartments:  
Friday, February 7<sup>th</sup>, 12:00pm  
20 residents in attendance

Executive Director Wenson Maier described the RAD program and Rahway Housing Authority's current ideas and improvements for each property, which included site work, exterior building improvements and interior rehabilitation. Minor rehabilitation will be performed with the tenant occupying the unit. Major rehabilitation will occur after a tenant moves out, or RHA will move an existing tenant to a newly rehabilitated unit with the Right to Return.

Housing Manager Gail Ansley described to the tenants that one year after their PBV annual lease recertification they will have a choice to accept a Rahway Housing Choice Voucher. This will allow them to relocate anywhere within the United States. In the event that Rahway Housing Authority's Housing Choice Voucher Program does not have an available voucher, they will be placed on a Housing Choice Voucher Mobility Waiting List. As a Rahway Housing Choice Voucher becomes available, those tenants will receive a voucher before anyone on the Section 8 Housing Choice Voucher waiting list.

The next portion of the meeting was Q & A;

- **Will my rent increase under RAD?** *rent payments are similar in the public housing & PBV, residents who pay 30% of their income on rent will not see an increase. If you pay a flat rent you will most likely have to pay a bit more in rent which may be phased in over a 3 to 5 year period. (See below F.A.Q.)*

- **What is Flat Rent?** *The 1998 (QHWRA) requires public housing agencies to offer the option of a flat rent (as opposed to an income-based rent) to residents of public housing. Flat rents are based on market rents and, therefore, the tenant rent does not vary with income.*
- **What is the difference in Minor & Major repairs?** *Minor repairs ie: new light fixtures, windows; can be completed while a tenant is still occupying their unit; Major repairs ie; complete bathroom renovations, would require the tenant to relocate within the complex, with Right to Return.*
- **When does RHA expect to be converted to RAD?** *Anticipated date November 2020*

**Handouts:** Current Plans for the Property  
Frequently Asked Questions and Answers  
RAD Fact Sheet #3

## **Attachment #1**

### **Current Plans for the Property**

Note: These plans may change as we do more research. As we improve the plans, we will consider the following: your opinions; an independent professional's analysis of what needs to be repaired at the property; the cost to maintain the property for the long-term; and the financing we may be able to get.

The Rahway Housing Authority is changing from Section 9 (Public Housing) to Section 8 (rental assistance). RHA has created a 20 year capital improvement plan which includes site work, exterior building improvements and interior rehabilitation. We will make every attempt to keep tenants in their current building, and in their current apartment. Minor rehabilitation will be performed with the tenant occupying the unit. Major rehabilitation will occur after a tenant moves out, or, RHA will move an existing tenant to a newly rehabilitated unit so that RHA can rehabilitate the former unit. RHA is not intending to partner with a developer. Converting to Section 8 will enable the RHA to be in a better financial position to maintain the buildings.

## **Attachment #2**

### **Frequently Asked Questions about RAD Conversions**

#### **Will a RAD conversion affect my housing assistance?**

You will not lose your housing assistance and you will not be subject to eligibility re-screening as a result of the RAD conversion. You can remain in your unit regardless of your current income. However, your PHA will continue to follow its annual and interim re-examination processes, including re-examination of your income to adjust your rent. These requirements will be in your lease.



In a RAD conversion, your housing assistance will change from being public housing assistance to being Section 8 housing assistance under the Project Based Voucher (PBV) program.

### **Will a RAD conversion affect my rent?**

Most residents will not have a rent increase as a result of a RAD conversion. However, if you are paying a flat rent in public housing, you will most likely have to pay more in rent over time. If your rent changes by more than 10% and requires you to pay more than \$25 per month in additional rent, your new rent will be phased in. If the increase in your rent is less than 10% or \$25 per month, the change in rent will be effective immediately.

### **How can I participate in the RAD planning process?**

Prior to participating in RAD, HUD requires PHAs to:

- Notify all residents at the property about their RAD plans, and
- Conduct at least two (2) meetings with residents.

These meetings are an opportunity for you to discuss the proposed conversion plans with your PHA, ask questions, express concerns and provide comments. These meetings are also an opportunity to tell the PHA what you think needs to be repaired at the property. The PHA can then consider that information when developing plans for the property.

The RHA will have another meeting with the residents to discuss the proposed upgrades to the buildings and site. We will then have at least one more meeting with all residents of the properties before HUD approves the final RAD conversion. These additional meetings are another opportunity for RHA to keep you informed and for you to provide comments about the RHA's RAD conversion plans.

In addition to these resident meetings, if you form a Resident Advisory Board (RAB), the board will also be consulted and have an opportunity to make recommendations on RHA's RAD conversion plans during the RHA Plan public hearing process.

### **What if I need accommodations to participate?**

RHA must make materials available in accessible formats for persons with disabilities and must make meetings accessible for persons with disabilities.

RHA must also provide language assistance to persons with limited English proficiency so that you can understand materials, participate in meetings, and provide comments on the proposed RAD conversion. This may include providing written translation of RHA's written materials and providing oral interpreters at meetings.

### **Will I have to move if my home or building is rehabbed?**

If the repairs planned at your property are small, you will most likely be able to stay in your unit during renovation. If the repairs planned at your unit are more extensive, you will



most likely need to be relocated during rehabilitation. Even if you are required to move during the construction, you have a right to return to a RAD-assisted unit after construction is completed.

If relocation will last longer than 12 months, you benefit from additional protections as a “displaced person” under the Uniform Relocation Act. In this situation, you will be able to choose between the permanent relocation assistance that you are eligible for under the Uniform Relocation Act and the temporary relocation assistance (including the right to return) that you are eligible for under RAD. This is your choice and the PHA must work with you so you have the information you need to make this choice.

### **What changes will I see in my lease renewal process?**

At the time of the RAD conversion, you will need to sign a new lease. Unless there is good cause for eviction based on your actions, your new lease will continue to renew. Under the PBV program, a property owner who tries to end your lease must give you notice and grievance rights similar to the rights you have under public housing and the owner must follow state and local eviction laws.

### **Will RAD affect my rights and participation as a resident in the development?**

RAD keeps many of the resident rights available under public housing such as the ability to request an informal hearing and the timeliness of termination notification. You also have a right to organize, and resident organizations will receive up to \$25 per occupied unit each year.

### **Will RAD increase my ability to choose where I live?**

In most cases, you will have greater choice in where to live through the RAD “choice mobility option.” This option is available under PBV after living in a RAD property for one (1) year. After the required time living in the RAD property after conversion, you may request a Housing Choice Voucher (HCV) and will have priority on the HCV waiting list when an HCV is available.

### **Will I still be able to receive assistance from a service coordinator?**

The Resident Opportunities and Self Sufficiency-Service Coordinators Program (ROSS-SC) program provides public housing residents with coordinators to connect them to supportive services and empowerment activities.

If you are a current participant in the ROSS-SC, you can continue to participate in ROSS-SC until program funding is used up. Once the grant funds are spent, your PHA cannot apply for a new grant for a RAD property. RHA will still have a Service Coordinator if funding allows.

**What if I need more information?** For more information, go to the RAD website, [www.hud.gov/rad](http://www.hud.gov/rad)

## RENTAL ASSISTANCE DEMONSTRATION (RAD)

### FACT SHEET #3: RENT

#### WHAT IS RAD?

The **Rental Assistance Demonstration (RAD)** is a program of the Department of Housing and Urban Development (HUD) that seeks to **preserve affordable housing**.

Public housing across the country needs more than \$26 billion in repairs and many public housing agencies (PHAs) do not have enough money to keep units in good condition. RAD provides PHAs a way to stabilize, rehabilitate, or replace properties.

#### HOW IS RENT CALCULATED IN PUBLIC HOUSING?

In public housing, there are two ways to determine rent payments:

- **Income-based rent** is generally calculated at 30% of your household's income.
- **Flat rent** is based on the rent charged for similar units in the private market. It is not affected by income changes.

Most public housing residents already pay an income-based rent – calculated at 30% of your household's "adjusted" income - so **most residents will not have a rent increase because of RAD**.

However, households who currently pay a flat rent may have their rent change because the PBV and PBRA programs do not allow flat rents. Under PBV or PBRA, you will pay an income-based rent.

#### WILL MY RENT INCREASE UNDER RAD?

In general, rent payments are very similar in the public housing, PBV, and PBRA programs. Residents generally pay an **income-based rent**

#### FACT SHEETS FOR PUBLIC HOUSING RESIDENTS

This series of fact sheets is intended to help residents of public housing learn about RAD. All fact sheets are posted on RAD's website at [www.hud.gov/rad](http://www.hud.gov/rad), under the 'Residents' tab. For most residents, your rent will not change because of RAD. This fact sheet describes changes in rent that are possible.

calculated at 30% of household income. Residents who pay 30% of their income on rent will **not see an increase in their rent payments due to a RAD conversion**.

However, some public housing residents pay a flat rent established by the PHA that is not affected by income changes. Households who currently pay a flat rent may have their rent change because the PBV and PBRA programs do not allow flat rents.

If you are paying a **flat rent** in public housing, you will most likely have to pay a bit more in rent over time. In these limited cases, if your rent calculation would increase by more than the greater of 10% or \$25, your new rent will be **phased in**. This means you will not have to start paying the full amount of the new rent immediately. Instead, your rent will increase a little each year. Your PHA must phase in the rent increase over at least 3 years, but may choose to phase in the increase over 5 years.

If the increase in your rent is less than 10% or not more than \$25 per month, this change in rent will be effective immediately.



Increase Less than 10% or \$25 No Phase-In	Increase Greater than 10% or \$25 Three-Year Option
<p><b>Change In Rent:</b> In public housing, you paid a <b>flat rent</b> of \$400 per month. Your "adjusted" income was \$1,400 per month and remained the same after conversion.</p> <p>In PBV or PBRA, you will pay an <b>income-based rent</b> of 30% of your income, which calculates to \$420 per month (<math>\\$1,400 \times 30\% = \\$420</math>).</p> <p>This is a difference of \$20 per month (<math>\\$420 - \\$400 = \\$20</math>), which is a 5% increase.</p> <p><b>No Phase-in of Rent Increase:</b> The new rent of \$420 per month <u>will not be phased-in</u>, because your rent did <b>not</b> increase by more than 10% and your additional rent was less than \$25. You will begin paying \$420 per month when your property converts to PBV or PBRA.</p>	<p><b>Change In Rent:</b> In public housing, you paid a <b>flat rent</b> of \$400 per month. Your "adjusted" income was \$1,500 per month and remained the same after conversion.</p> <p>In PBV or PBRA, you will pay an <b>income-based rent</b> of 30% of your income, which calculates to \$450 per month (<math>\\$1,500 \times 30\% = \\$450</math>).</p> <p>This is a difference of \$50 per month (<math>\\$450 - \\$400 = \\$50</math>), which is a 12.5% increase.</p> <p><b>Phase-in of Rent Increase:</b> The new rent of \$450 per month <u>will be phased-in</u> over <b>3 years</b>, because your rent increased by <b>more than 10%</b> and you have to pay <b>more than \$25 per month</b> in additional rent <b>as a result of RAD conversion</b>.</p>

## WHAT IF MY INCOME CHANGES AFTER A RAD CONVERSION?

Your income and assets will be re-evaluated regularly under the PBV and PBRA programs. As your calculated "adjusted" income increases or decreases, your rent payment will change.

In addition, residents may be subject to interim re-examination. In the PBV program, PHAs set their own policy related to the frequency of re-evaluating income. Under PBRA, an owner must adjust your rent every time your adjusted income increases by \$200 or more per month.



## DEFINITIONS

- **Annual reexamination** – A process that occurs each year where your income and family size are reviewed to ensure you are paying the correct rent and living in a right-sized unit.
- **Flat rent** – Rent set at a specific amount based on the rent charged for similar units in the private market. A flat rent does not increase or decrease when your income changes. Flat rents are only allowed in public housing.
- **Income** – Your income is calculated by taking your total income, minus any exclusions or deductions such as large medical expenses. Your income is determined at the time of admission and during any reexamination.
- **Income-based rent** – Rent generally calculated at 30% of your household's adjusted gross income. Project-based Section 8 programs only allow income-based rent.
- **Rent Phase-In** – If your rent increases by more than 10% because of RAD conversion and requires you to pay more than \$25 per month in additional rent, you will not have to pay this increase immediately. Instead, you will pay more in rent each year for either 3 or 5 years.