

Irvington Housing Authority

RAD Overview Resident Meeting

November 12 and 13, 2024





AGENDA

- What is RAD?
- RAD Process
- Proposed Scope Construction Scope
- Resident Rights
- Resident Relocation
- Other Updates
- Timeline
- Questions



What is RAD

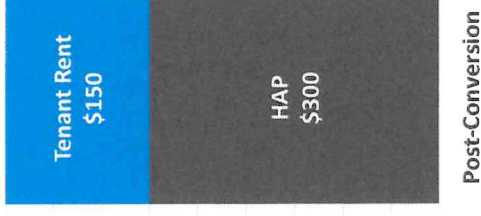
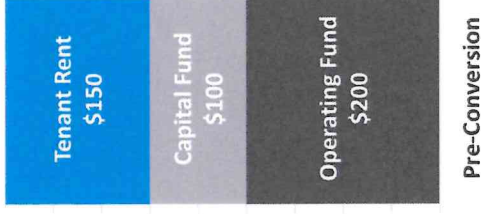
The **R**ental **A**ssistance **D**emonstration program is a program that enables Public Housing Authorities (PHAs) to convert existing Public Housing to Section 8

- Authorized by Congress through Public Law 112-55 FY2012 Appropriations Act in 2011
- A central part of HUD's rental housing preservation strategy
- Allows PHAs to expand funding options beyond what is provided by HUD
- Aimed at preserving long-term affordability and the upkeep of public housing
- The RAD program is cost-neutral and does not increase HUD's budget

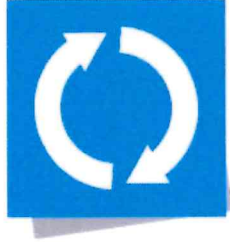
RAD is Budget Neutral

- RAD takes the capital fund subsidy attributable to a project and adds it to the operating subsidy to arrive at the Section 8 Housing Assistance Payment (HAP or RAD Rent)
- The resulting rent is typically lower than fair market rent
- Residents continue to pay 30% of their adjusted income towards rent and they maintain the same basic rights as those under the public housing program

\$500
\$450
\$400
\$350
\$300
\$250
\$200
\$150
\$100
\$50
\$0



What RAD Involves



Conversion

Converting conventional public housing assistance into long-term Section 8 rental assistance contracts



Improvements

WHA can finance improvements to the properties to a level that may be sustained for 15 to 20 years



Preservation

Improves residents' lives by preserving units, making needed upgrades, and creating more choices

Why RAD?



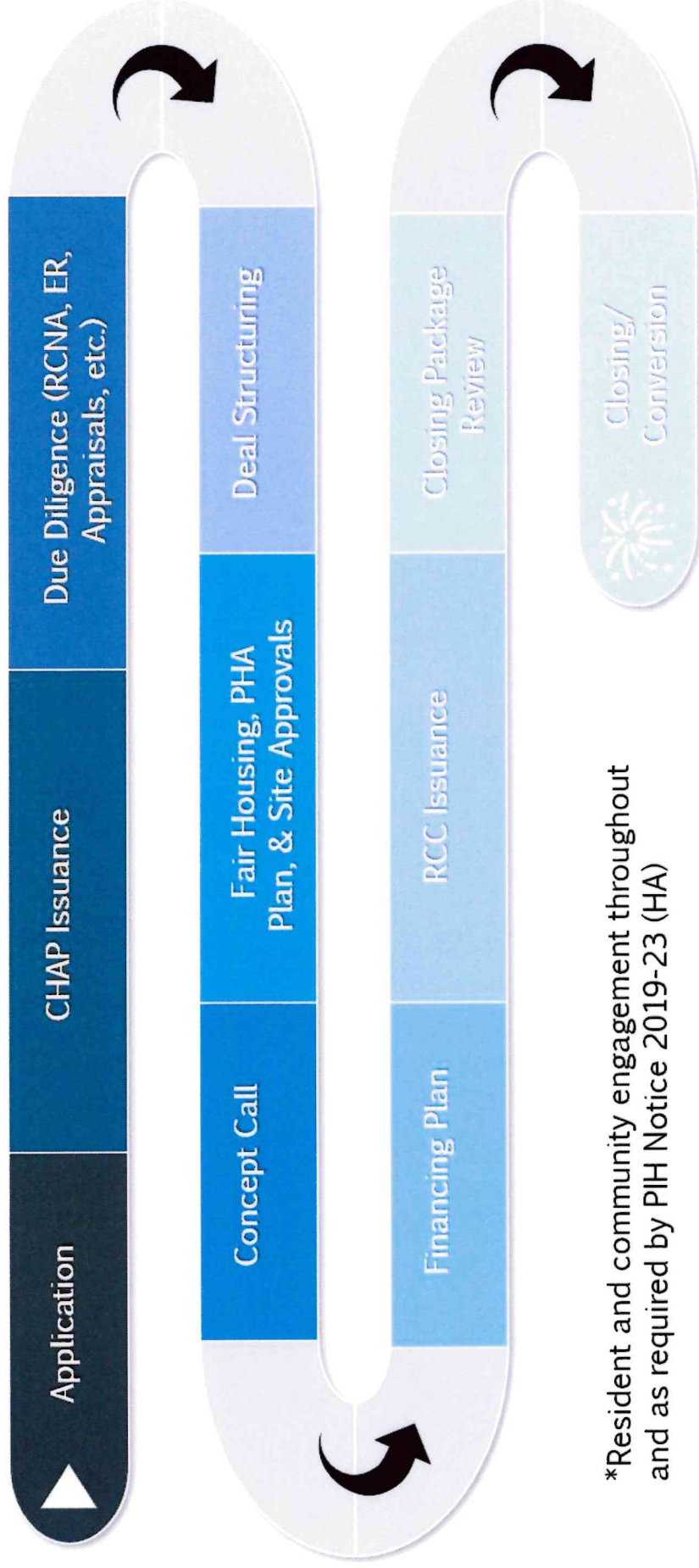
In recent times, Congress has diminished budgetary support for the construction and maintenance of public housing

Public housing cannot access private capital (loans)

Because of high capital needs (repairs) and decreased funding opportunities, the national public housing stock decreases by an estimated total of 10,000 - 15,000 units per year

RAD helps preserve affordable housing by moving units to the more stable Section 8 program and allowing the injection of private investment.

RAD Conversion Process



*Resident and community engagement throughout and as required by PIH Notice 2019-23 (HA)



Anticipated RAD Renovation Scope of Work

81 Union (AMP-2) anticipated work

- Full replacement of fire protection, plumbing and heating systems
- Elevator modernization
- Air conditioning in units
- Full renovation of units to include kitchens, bathrooms, flooring, paint, windows and doors
- Replace boilers and heating equipment
- Common area improvements
- Safety and security improvements
- Exterior brick repairs, new windows and metal panels

624 Nye (Amp-3) anticipated work

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- Exterior brick repairs, new windows and metal panels



Resident Rights

No rescreening of tenants

- Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions

Right to return

- Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to the development once rehabilitation or construction is completed

Renewal of leases

- Under RAD, the PHA must renew all leases upon lease expiration, unless cause exists

Phase-in on tenant increases

- Resident rents post-conversion still based on 30% of adjusted income. If a tenant's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 years



Resident Rights

Resident participation and funding

- Residents of covered projects converting assistance to PBVs will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding

Relocation

- Any relocation necessary to facilitate rehab must meet Uniform Relocation Act (URA), as well as additional RAD requirements, for the following:
 - Resident notification
 - Relocation timelines and units
 - Relocation payments

Choice mobility

- After one year, residents may request to not renew their lease and instead request a Section 8 Housing Choice Voucher



Key Provisions

Resident WILL NOT:

- Lose their housing assistance; Be rescreened because of the conversion; Have an increase in their rent, as long as they are already paying 30% of their income towards rent. NOTE: For those who WILL have an increase in rent, it can be phased in.

Residents WILL:

- Have the right to return to the development after the completion of construction;
- Have the right to request a mobile tenant-voucher after one year of residence in the project-based unit (actual issuance of mobile vouchers is subject to availability);
- Have access to supportive services.

Resident MAY:

- Need to relocate during construction. The housing authority will phase construction to the extent possible in order to limit displacement. (the Housing Authority will assist tenants with the move)



Resident Moves

- Onsite resident transfers will likely be required in order to support rehabilitation of the units
- Temporary offsite relocation may become necessary due to the needs of construction but has not been deemed necessary at this point in time
- Any temporary relocation necessitated by this project will be conducted in compliance with the site's relocation plan, PIH Notice 2016-17 and the Uniform Relocation Act

Important Take Away's



Don't Move

Please do not move prior to speaking with a Relocation Specialist about your rights



Relocation Assistance

Relocation Specialists will assist you throughout the moving process



Fee Assistance

Residents are eligible to receive moving and utility transfer assistance

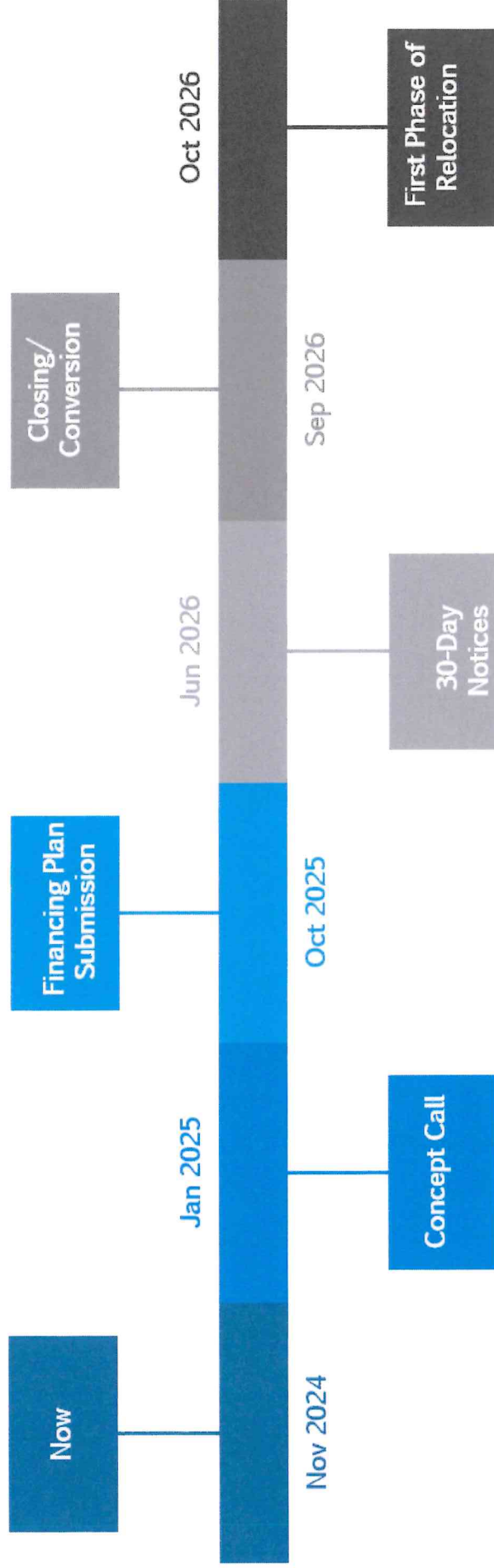


Right to Return

No residents will be displaced from the property



Timeline



Comments/Discussion

Please submit any future comments in writing to:

Irvington Housing Authority
101-A Union Avenue
Irvington, NJ 07111

