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WHAT YOU SHOULD KNOW ABOUT THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD) PHASE III (Updated August 24, 2018)

Q: What is the Rental Assistance Demonstration Program (RAD)?

A: The Rental Assistance Demonstration program is a way to improve public housing with the help of business partners. HUD provides some grant money, and business partners provide some money. The money is used for major repairs and renovations.

Q: Why is HABC converting to RAD?

A: HABC has funding to do the day to day repairs to the buildings. However, the annual funding from HUD is not enough to make major repairs and improvements to buildings that are 50 and 60 years old. HABC expects that HUD will never be able to provide enough money to make the major improvements needed for buildings like these. The RAD program means that we can renovate or rebuild our public housing units.

Q: What buildings are affected?






A: Some buildings will be renovated. Some buildings will be re-built. Laurens House, Carey House, Oswego Mall, Shipley Hills, Rosemond, and Dukeland will be renovated. Perkins, Poe, and McCulloh will be rebuilt. These improvements will take place over the next several years.

Q: Will I have to move out of my unit?

A: Most residents will have to move out temporarily during construction or renovation. If you need to move temporarily, HABC will help you move. And HABC will provide you with a place to stay. If you only need to leave for a few hours, HABC will provide a hospitality area. Or you might be moved to another unit in the same building for a few days or a few weeks. In some cases, you may have to move to another building for a few months.

HABC will help pack and store your belongings if you need to move. HABC will hire people to move

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your belongings. The movers will be bonded and insured against theft. But you should always make a list of your valuables first. It also helps to take pictures. HABC will also help with special needs like mobility during temporary relocation.

Q: Will my rent go up?

A: No. RAD properties will not be turned into market rate housing. Federal law and HABC require that the housing remain affordable. Your housing will become Project Based Voucher (PBV) or Project based Rental Assistance (PBRA) units. But your rent will still be 30% of your Income.

Q: Will I go back to the same unit after renovation?

A: HABC doesn't know yet. Residents may have to move temporarily to allow the construction of their units or other units. When repairs are finished, you may go back to the same unit. Or you may have to move to a different unit. However, if you want a unit in the same building you have a right to get one. Please come to the developer meetings in your apartment building to get more specific information.

Q: Do I have to pay rent during the renovations?

A: Yes. You must pay your rent and your utilities before and during the renovations. If you do not pay, you will be in violation of your lease. You will not be allowed to return to the renovated unit.

Q: Do I have to pay utilities after the renovation?

A: Yes, in some cases. If your site is being re-built, you will have to get a BGE gas & electric account in your name. If your site is being renovated, your utilities will be handled the same way they are now.

Q: What protections do residents have under RAD?

A: Congress, HUD and HABC have worked to include as many public housing protections for residents in the RAD program as possible. For example, you will still pay no more than 30% of your income for rent. You will have similar grievance procedures. You will have similar rights about tenant council funding and organization. You will have similar lease terms. You will also have access to HABC for requests for reasonable accommodation, for unit transfers, and for other services. You will still be able to use the HABC public housing waiting lists. RAD developments will also be subject to the Violence Against Women Act (VAWA). Residents will still be able to seek protection under VAWA.

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Q: What if I want to move to another site?

A: Transfers to a family development will be handled using HABC's regular transfer policy and procedure.

Q: What if I've already applied for a section 8 voucher?

A: You will remain on the Section 8 waiting list.

Q: Who owns the building under RAD?

A: HABC will become part owner of each building. Each building will be partly owned by a business partner. This means all tenants will have to sign a new lease when the development is sold. It also means that each building may have new management and maintenance staff. The new business owners may hire some staff from HABC.

Q: How will the business partners get paid?

A: The business partners will be paid through the financing for the project. This financing includes state funds and Low-Income Tax Credits (LIHTC).





Q: Will we lose units under RAD?

A: Units cannot be lost under RAD until after every current resident of the building is given an opportunity to lease a unit.

Q: Can I refuse renovations to my unit?

A: No. All of the units in the buildings approved for RAD will be renovated.

These are exciting changes. HABC looks forward to having every resident living in an improved unit!!

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