



National Alliance of Resident Services
in Affordable and Assisted Housing

2026 RESIDENT ADVISORY BOARD ELECTION PROCEDURES

The Housing Authority of Baltimore City (HABC) acquired the services of the National Alliance for Resident Services in Affordable and Assisted Housing (NAR-SAAH), under the leadership of Dr. Samuel Little, to be the Independent Third Party Monitor (ITPM) for the 2026 Resident Advisory Board (RAB) election. Procedures were developed to insure an election process that conforms to 24 CFR Part 964 regulations as well as requirements of the US Department of Housing and Urban Development (HUD) and HABC.

1. RAB Positions to be Elected

- President
- Vice President
- Secretary
- Treasurer
- Sargent-At-Arms
- Delegates for Resident Councils
- Chairpersons of Committees (Senior Citizens, Modernization, Social Services, Maintenance, Security and Policy)

2. Who May Run As A Candidate?

All candidates for election must meet the following requirements:

- a. Be a current RAB officer, an officer of your resident council, or a delegate.
- b. Be eighteen years of age or older.
- c. Name is listed in the lease, and you are lease compliant.
- d. Lived at least six consecutive months at the property prior to the RAB election.



National Alliance of Resident Services
in Affordable and Assisted Housing

- e. Submit a Candidate Filing Form.
- f. Agree to participate in an orientation and four training sessions to be conducted by the ITPM.

3. Who Is Eligible to Vote?

The election will take place at the Annual RAB meeting on **Saturday, May 16, 2026** (9:00 – 4:00) at Pleasant View Gardens. To qualify as a voter, a resident must be:

- a. RAB officers, resident council officers, and delegates of resident councils.
- b. Eighteen years of age.
- c. Named in the lease.
- d. In full compliance with the lease.
- e. No delinquent rental payment if head of household.
- f. A valid picture ID (Maryland Driver's License, State ID, Passport, or HABC ID). Live-in aides and their adult children are not eligible to vote.

4. Interest /Organizing Meeting

RAB will host an interest meeting for candidates at its monthly meeting on **Thursday April 2, 2026** at 10:00 at 417 East Fayette Street. The purpose of the meeting will be to review the election procedures and allow candidates to introduce themselves and state their reasons for seeking a RAB office.

5. Candidate Filing Form

All candidates for office must complete and submit a Filing Form to the ITPM by **April 10, 2026**. The Filing Form can be either scanned or photographed. The ITPM's email address is narsaah.ceo@gmail.com. A copy of the Filing Form is attached.

6. Petitions

All candidates must submit a Petition of Affidavit to the ITPM by **April 14, 2026** that contains the signature of a minimum of 20 adult residents in housing to acknowledge your identity. The



National Alliance of Resident Services
in Affordable and Assisted Housing

petition can be either scanned or photographed. The ITPM's email address is narsaah.ceo@gmail.com. If you were elected as a resident council officer in April, the petition submitted for that election can be used to meet the requirement for the RAB election. A copy of the Petition is attached.

7. Candidate Forum

A candidate forum will take place prior to voting on Saturday, **May 16, 2026** at Pleasant View Gardens to allow candidates an opportunity to briefly discuss a few of their housing concerns and answer questions from the other residents in attendance.

8. Certification to Run for Office

All candidates will be certified to run for office prior to the election. Property Managers and or the Constituent Services Manager, in collaboration with the ITPM, will conduct the certification. All eligible candidates will receive a certificate of certification to run for office from the ITPM by **April 17, 2026**.

9. Campaigning by Candidates

Campaigning by candidates may begin once their eligibility has been certified by the ITPM and may continue until the day of the election. Candidates will be responsible for designing and printing their posters, flyers, and other campaign literatures. Tenant Participation Funds (TPF) cannot be used for campaigning purposes. On the day of the election at Pleasant View Gardens, campaigning cannot be conducted inside the voting area or within 20 feet of the voting area. Residents who are **voting are the only persons authorized to be in the voting area.** A candidate may be disqualified to run for office if he/she does not comply with these requirements.

10. Candidates' Campaign Materials

All candidates will be encouraged to form a committee of peers to help get out the word during their candidacy. Campaign materials can be developed to promote the candidate. They include posters, flyers, text messages, email blasts, announcements at resident council meetings, etc. It is important that candidates remain cautious at all times of their actions. Any damage to public or



National Alliance of Resident Services
in Affordable and Assisted Housing

personal property during the campaigning phase will be viewed as a lease violation and will result in a candidate's disqualification by the ITPM.

11. Printing and Distributing Election Procedures

The ITPM will create and reproduce all procedures and forms used for the RAB election. Election procedures will be posted on the HABC website.

11. On Election Day

In order to vote on election day at Pleasant View Gardens, residents must:

- a. Present a valid identification card (i.e., Maryland Driver's License or an ID issued by HABC).
- b. Be on the printout of renters issued by the Property Manager.
- c. Sign the attendance sheet.
- d. Complete an official ballot provided by the ITPM.
- e. Deposit the ballot in the sealed ballot box.

Only one ballot can be submitted. Absentee ballots will not be accepted.

12. Publicizing the Outcome of the Election

At the conclusion of the election, ballots will be removed from the boxes and tabulated by the ITPM. Witnesses will include RAB officers. The election results will be announced at PVG by the ITPM and posted on the development within two business days. Official results will be posted in the community room, resident council office, and at the property management office. Ballots will be maintained for a minimum of one year by HABC.

A guest judge will facilitate a swearing-in ceremony at PVG for newly elected officers on the same day of the RAB election.



National Alliance of Resident Services
in Affordable and Assisted Housing

13. Filing a Complaint/Grievance

If a resident protests the election process, he/she must email a letter of protest to the ITPM. The letter must be received by the ITPM no later than 5:00 p.m. on the third (3) working day after the election. The email address of the ITPM is narsaah.ceo@gmail.com. Text and telephone messages will not be accepted. The letter must include all evidence of the violation(s) and describe the issue(s) or concern(s) and explain which election procedure was violated and how the violation relates to the issue or concern raised.

The ITPM has three (3) working days from the date and time the formal letter was received to respond in writing. A copy of the decision will be sent to the President of RAB and Constituent Services Manager. If a resident is dissatisfied with the response of the ITPM, the protester may appeal in writing to the Constituent Services Manager, who will review the protest and the ITPM's response in order to make a final decision. The written appeal must be filed by 5:00 p.m. on the second working day from the date of the decision by the ITPM.

A final decision will be made within two (2) working days from the date of the receipt of the appeal, which will be sent to the protester and the ITPM. The decision by the Constituent Services Manager will be final.

14. Orientation and Training for Resident Council Officers

The ITPM will provide an orientation (9:00 – 12:00) for RAB officers immediately after the election. In addition, six training sessions (9:00 – 3:00) are being developed as well. Attendance will be mandatory at the orientation and training sessions.

15. Attached Forms

The following forms will be used during the 2026 RAB election:

- a. Candidate Filing Form
- b. Petitions of Affidavit