



# Affordable Housing Initiative

Housing Authority

Affordable ❖ Accessible ❖ Energy-Efficient ❖ Healthy ❖ Safe ❖ Well-Maintained

To: **All CHA Public Housing Residents**

From: Phil Steinhaus, CEO

Date: June 25, 2013

RE: Special Resident Information Sessions – Rental Assistance Demonstration Program

As many of you know, the Columbia Housing Authority (CHA) is committed to renovating and preserving our Public Housing neighborhoods as part of our Affordable Housing Initiative. This means that the CHA must find ways to finance these renovations for the benefit of our Residents.

The U.S. Department of Housing and Urban Development (HUD), which provides funding for the maintenance and operation of Public Housing, has launched a new program designed to help Public Housing Authorities apply for funding through the Low-Income Housing Tax Credit Program that will enable us to renovate our aging Public Housing units.

***This new program is called the Rental Assistance Demonstration (RAD) Program.***

The RAD Program will change the way HUD provides funding to the CHA’s Public Housing units for maintenance and operations.

For most Public Housing Residents, you won’t notice any change in your housing assistance other than the fact that the CHA will be renovating and modernizing your Public Housing unit. There will be some temporary relocation for Public Housing Residents living in the CHA’s Downtown Family Site. Other renovations to Oak Towers, Paquin Tower, and our Bear Creek Family Site are still in the planning stages, but in most cases will not require the relocation of Public Housing Residents.

One advantage of the RAD Program is that Public Housing Residents will be able to move with a Section 8 Housing Choice Voucher after living in Public Housing for at least a year if they choose to do so. Increasing your mobility with rental assistance is an important part of the RAD Program. **More information on other protections for Public Housing Residents is on the back of this letter.** ➡

I want to share more information with you about the RAD Program and hope you can attend one of our informational sessions on the following dates:

- Tuesday, July 2, ..... 7:00 p.m. ....Blind Boone Center, 301 North Providence Road
- Tuesday, July 9..... 7:00 p.m. ....Oak Towers, 700 North Garth Avenue
- Tuesday, July 16..... 7:00 p.m. ....Paquin Tower, 1201 Paquin Street
- Thursday, July 18..... 7:00 p.m. ....Bear Creek Laundry Facility, 1107 Elleta Boulevard

**All CHA Public Housing Residents are invited to attend any of the four informational sessions.**

Please call my Executive Assistant, EITonya Rhoades at 443-2556 ext. 1122 at least 48 hours in advance if you need accommodations related to disability or assistance with transportation to and from any of the informational sessions. I look forward to seeing you there!

## COLUMBIA HOUSING AUTHORITY'S AFFORDABLE HOUSING INITIATIVE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM

This is a brief summary of RAD protections for Public Housing Residents affected by a RAD conversion:

- **No Re-screening of Tenants upon Conversion.** 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 Lease.** Under RAD, the PHA must renew all leases upon lease expiration, unless cause exists.
- **Phase-in of Tenant Rent Increases.** 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, which a PHA may extend to 5 years.
- **Public Housing Family Self Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Current PH FSS participants will continue to be eligible for FSS once their housing is converted under RAD. Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD.
- **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.
- **Resident Choice and Mobility.** One of the major benefits of the RAD program is that the program greatly enhances the choice and mobility of Residents living in the converted Public Housing units. Depending on whether the converted units are Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA), residents can move out of the converted Public Housing development with housing assistance after living there for one or two years. Once this residency requirement has been met, the Resident will be issued a Section 8 Housing Choice Voucher if they choose not to renew their lease. The Resident can use their voucher anywhere in Columbia and Boone County and may also "port-out" to another PHA with their voucher and continue to receive housing assistance through the new PHA.

**Please attend one of our "Special Resident Information Sessions"  
so we may share more information with you about the RAD program  
and answer any questions you may have.**

Please visit our website for detailed information about our affordable housing initiative at:

<http://www.columbiaha.com/what-we-do/affordable-housing-initiative>