Rental Assistance Demonstration (RAD)

Information Meeting for Residents of the Elliot Twins

August 8th and 9th, 2018
WHY... apply for HUD’s RAD program?

The federal government does not provide enough funding to make the improvements that residents of public housing deserve.

MPHA Capital Needs (2018, est.)

$140 Million

Capital Funding (2018)
$14 million
WHY… apply for HUD’s RAD program?

RAD is a HUD program that allows MPHA to:
• **Fund major building improvements.**
• **Stabilize federal funding for the future.**

WITH…
• No Resident Displacement
• No Loss of Housing Benefits
• No Change in Rent Calculation (30% of income)
• No Change in Management
WHY... apply for RAD at the Elliot Twins?

• Some of MPHA’s oldest highrises (1961)
• Major need for plumbing, electrical, heating, insulation, roofing...
• Amazing potential for better apartments, better common areas, and better outdoor amenities.
WHAT...will MPHA do?

Scope-of-work may include:

• **Apartment renovations** (kitchens, bathrooms, finishes, storage)

• **Updated systems**: electrical, plumbing, fire, and mechanical (heating, A/C)

• **Energy efficiency** measures

• **New windows, roofs** and **building exteriors**

• Enhanced indoor & outdoor **community spaces**

• Improved **building security**

**We will work with YOU to design the improvements!**
WHAT... will MPHA do?

• **Same** number of apartments
• **Same** configuration (studios & 1BR)
• **Phased construction** to minimize moves

(Early, hypothetical renderings)
WHAT...are my rights as a resident?

• Guaranteed right-to-return
• No re-screening
• Full relocation assistance if you need to move temporarily during construction
• Resident rent based on 30% of adjusted income.
• Resident councils

Source: HUD Notice 2017-03 Rev. 3, Appendix 1B1
HOW does RAD work? (The details!)

RAD converts the funding from one type of federal subsidy to another.

Before RAD:
- Tenant Rent

After RAD, the subsidy comes to MPHA in one block (through the Section 8 program).
HOW does RAD work? (The details!)

RAD allows MPHA (and its MPHA-owned, non-profit subsidiary) to work with partners who want to invest in building improvements.

We may:

• Borrow from a bank
• Issue bonds through the city or state
• Fundraise from foundations
• Work with others

Improved housing for residents. Same management.
WHEN... would this happen?

- **August 8 & 9**: Initial resident meetings.
- **August 22**: MPHA Board meets to approve RAD application.
- **September 4**: MPHA submits RAD application to HUD.
- **1 – 3 months (?)**: HUD approves application.
- **After additional HUD approvals, 1 – 2 years until renovations begin.**

MPHA will work with residents to design improvements.
Time for your questions and comments!

• All Elliot Twins residents first.
• You may still sign up.
• Keep comments brief.
• Please respect other residents and don’t interrupt them.
• Meeting will end on time.
• Leave additional comments on comment cards.
THANK YOU!

More info: http://MPHAOnline.org/RAD