

Welcome & Introduction

Scattered – Sites Tenant Meeting

Agenda...

- Background on RAD
- Impact on Residents
- Timeline
- Questions & Answers

What is RAD?

- **Rental Assistance Demonstration Program** – Voluntary program that was created to allow Housing Authorities to preserve affordable housing by providing them with more stable funding to repair existing or to develop new units.
- Under RAD, Public Housing units change to Project-Based Section 8 vouchers to ensure the units remain permanently affordable to low-income households.

What is RAD?

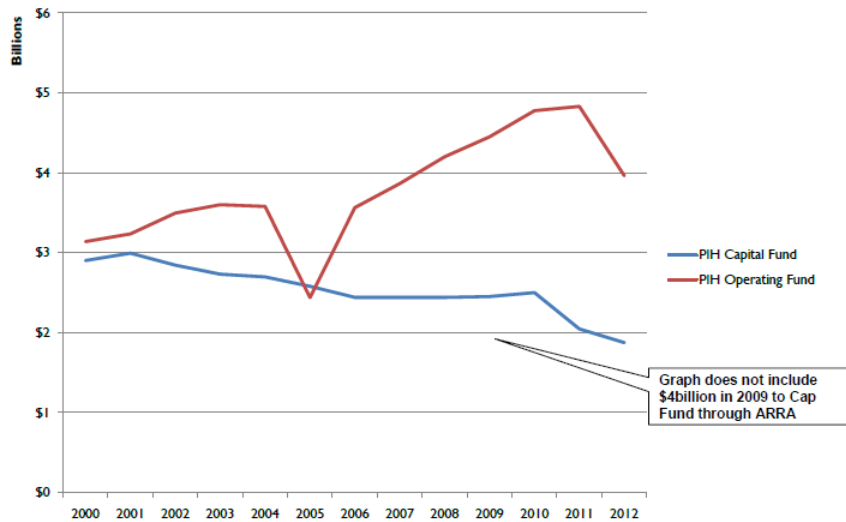
- **Scattered Sites** - Units would convert from Public Housing to Section 8 vouchers through a number of options.
- Tenants continue to pay no more than 30% of their income for rent.

Why is RAD Necessary?

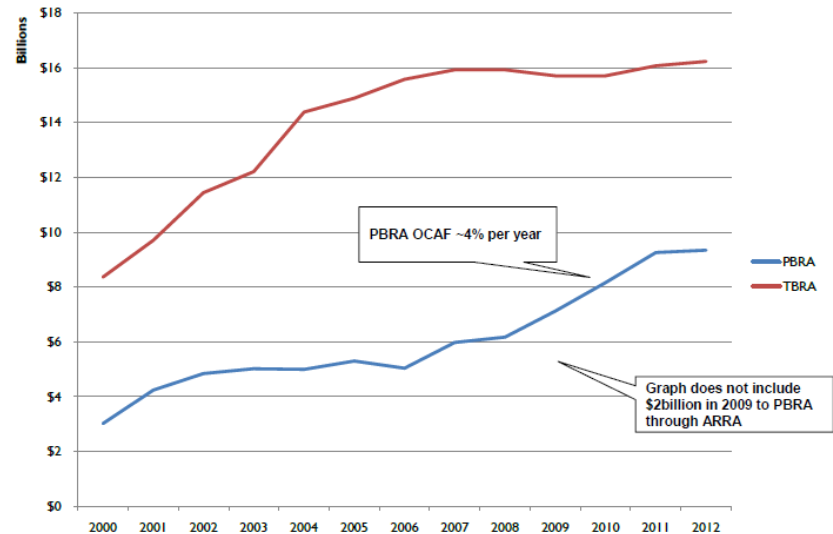
- In Spokane, Public Housing units are aging and have an increasing backlog of needed repairs (roofs, driveways, systems, etc.)
- Scattered Sites are increasingly expensive to operate
- Congress is not funding at the levels they were when these properties were purchased thirty+ years ago.
- Residents cannot choose to move out of Public Housing without losing rental assistance.

Funding From HUD

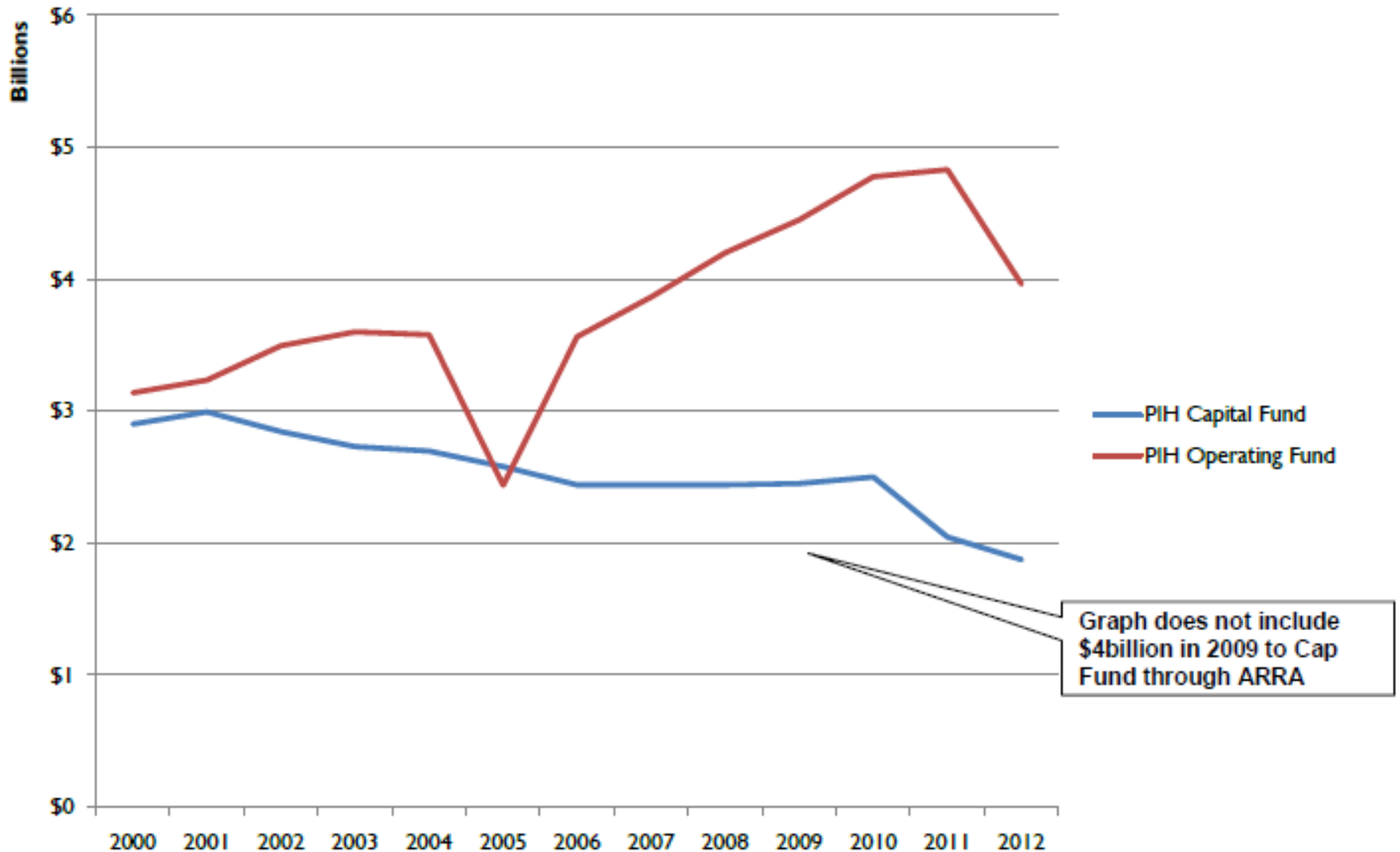
Public Housing Funding Curve



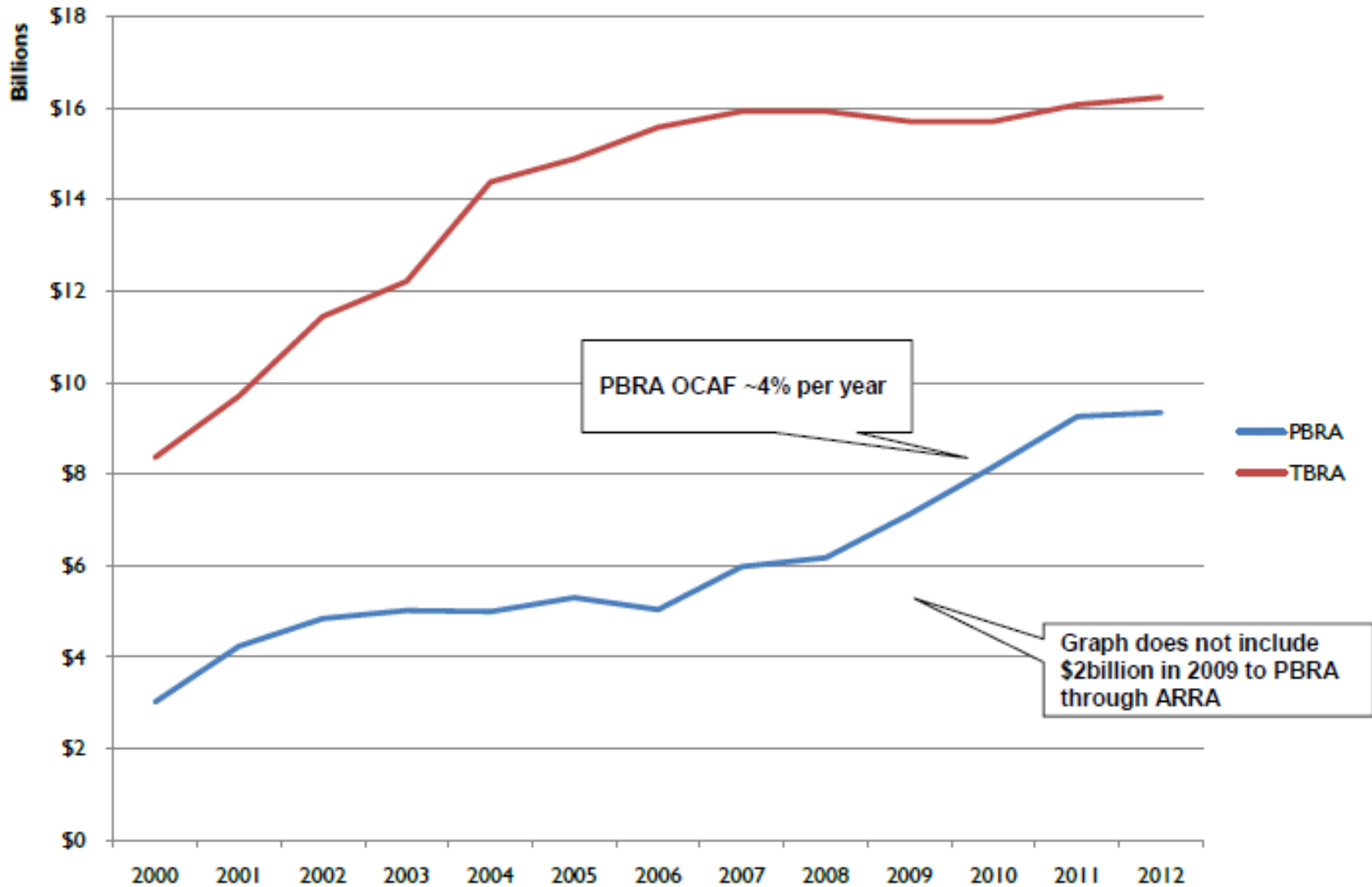
Section 8 Funding Curve



Public Housing Funding Curve



Section 8 Funding Curve



Why is SHA Pursuing RAD?

- SHA's current backlog of Capital Needs on Scattered Sites is estimated at **\$4,146,736**
- With existing capital fund levels it would take **41** years to repair SHA's existing backlog
- 2017 HUD funding calls for 2% decrease in capital funds to maintain and repair public housing.

Advantages of RAD

- Provide more secure subsidy from HUD
- In case of the Parsons Apartments, it has allowed us to use financing to renovate and repair our property

RAD Impact on Residents

- Depends upon the option you choose, however...
 - No current resident will lose housing assistance because of the RAD conversion
 - Rent will continue to be 30% of your income
 - No requalification or rescreening will occur
 - After property conversion, tenants will receive a Section 8 voucher (HCV)

Voluntary Resident Options...

- Residents will be offered a choice to:
 - Purchase the home
 - Relocate to a non-profit apartment home as openings occur
 - Relocate to another comparable unit in your neighborhood utilizing a housing choice voucher offered by SHA
 - Stay in the current unit

Relocation Compensation

- Depending upon your choice your relocation benefits may include:
 - Assistance finding replacement housing options
 - Assistance with moving your personal belongings
 - Reimbursement for actual moving costs and related expenses
 - Replacement housing payment

TIMELINES

2016



Submit Scattered Sites App

HUD Review

CHAP awarded

CHAP accepted

HUD reviews sites receiving assistance

3 Mos

1 Mos

2 Mos

2017

Environ. Review

Complete CNA

Sites approved

3 Mos

3 Mos

6 Mos

HUD issues RAD Conversion Commitment

1 Mos

2018

Execute RCC

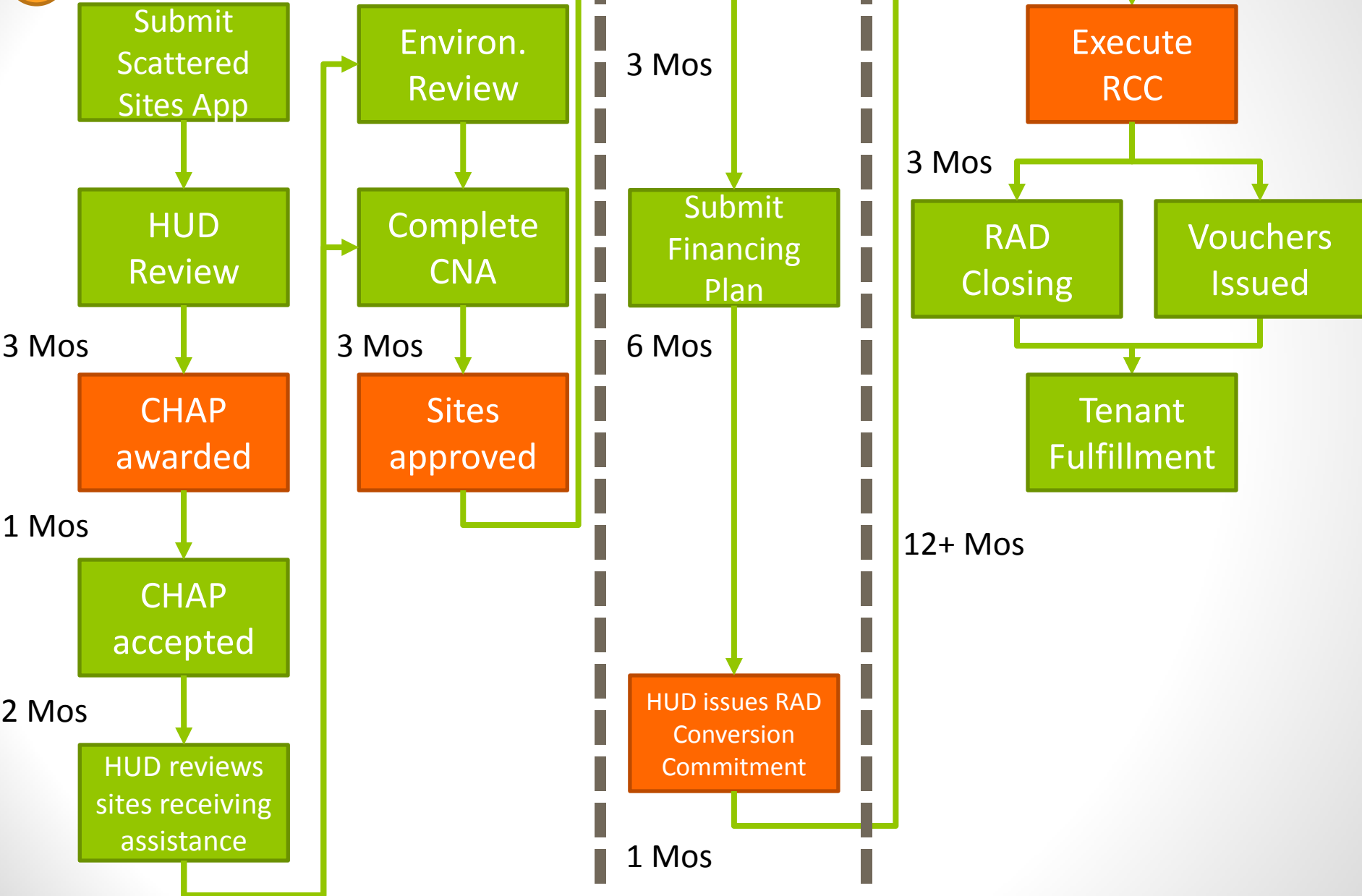
RAD Closing

Vouchers Issued

Tenant Fulfillment

3 Mos

12+ Mos



Questions *and* Answers



Spokane Housing Authority

Scattered – Sites Tenant Meeting