

WELCOME & INTRODUCTION

Scattered-Sites Tenant Interviews

Agenda...

- Background on RAD
- Impact on Residents
- Alternatives and Options
- 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?

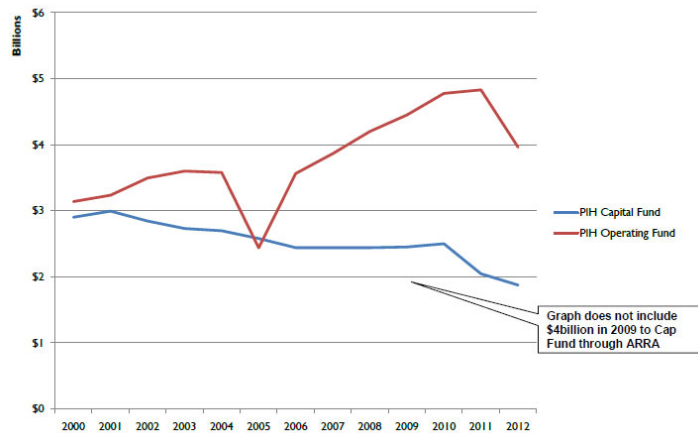
- **Scattered Sites** - Units would convert from Public Housing to Section 8 vouchers through a number of options.
- Tenants continue to pay no more than 30% of their income for rent.

Why is RAD Necessary?

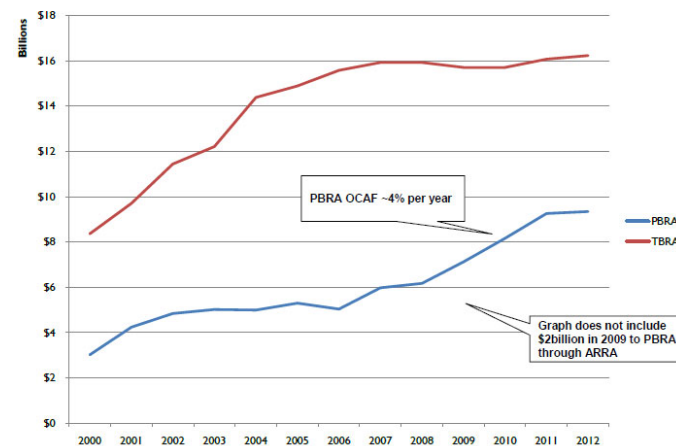
- In Spokane, Public Housing units are aging and have an increasing backlog of needed repairs (roofs, driveways, systems, etc.)
- Scattered Sites are increasingly expensive to operate
- Congress is not funding at the levels they were when these properties were purchased thirty+ years ago.
- Residents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

Funding From HUD

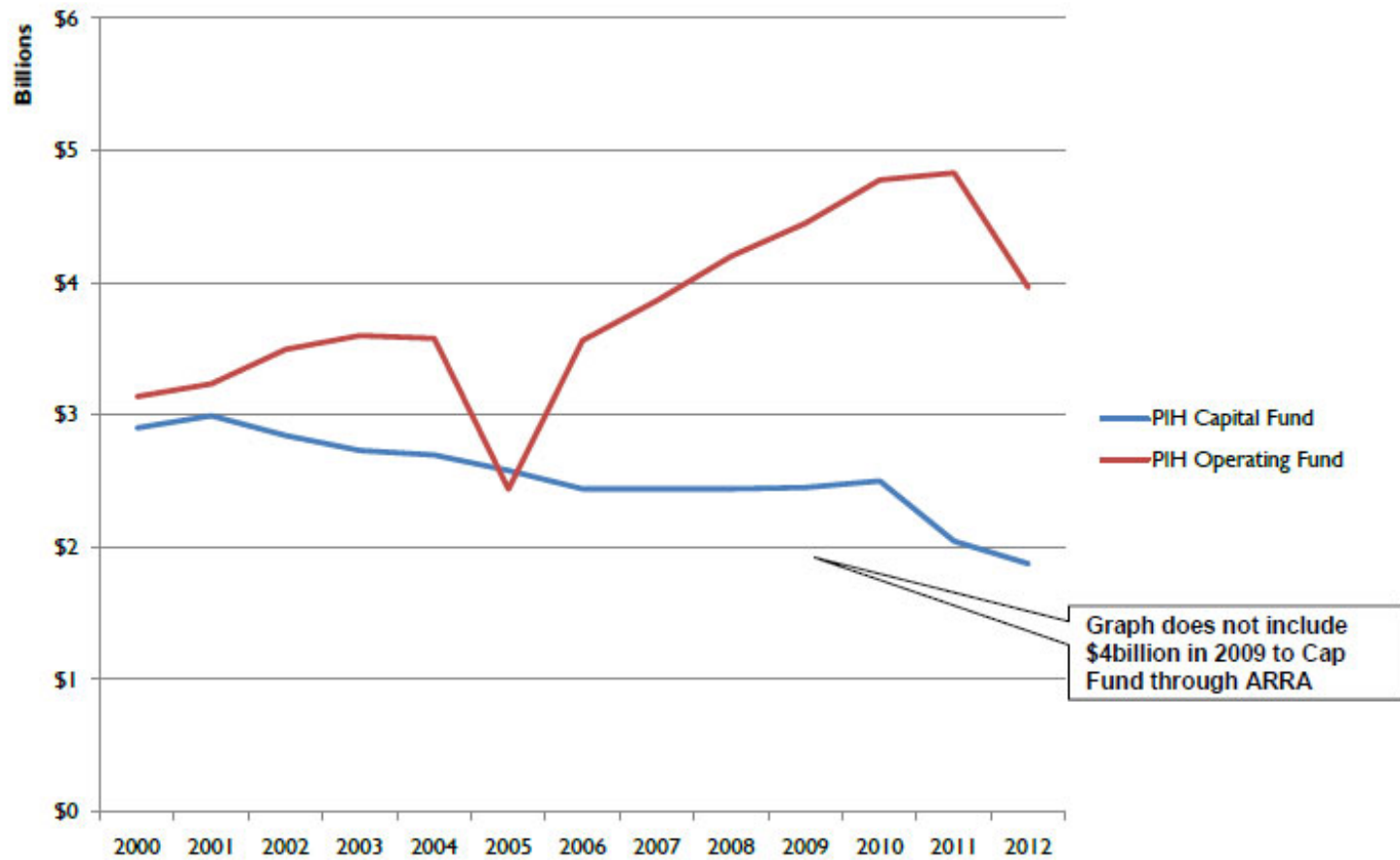
Public Housing Funding Curve



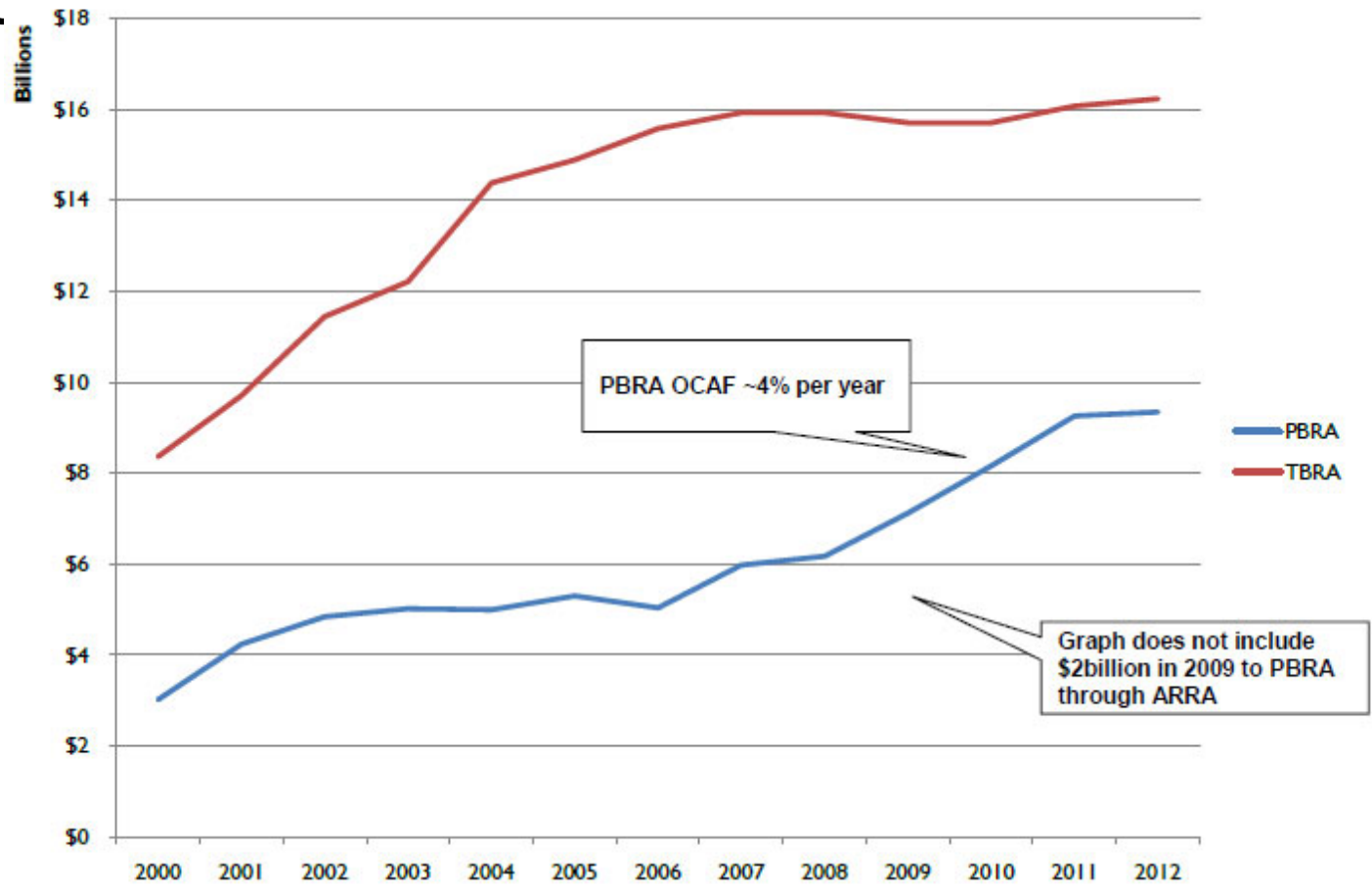
Section 8 Funding Curve



Pu



Sec



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)

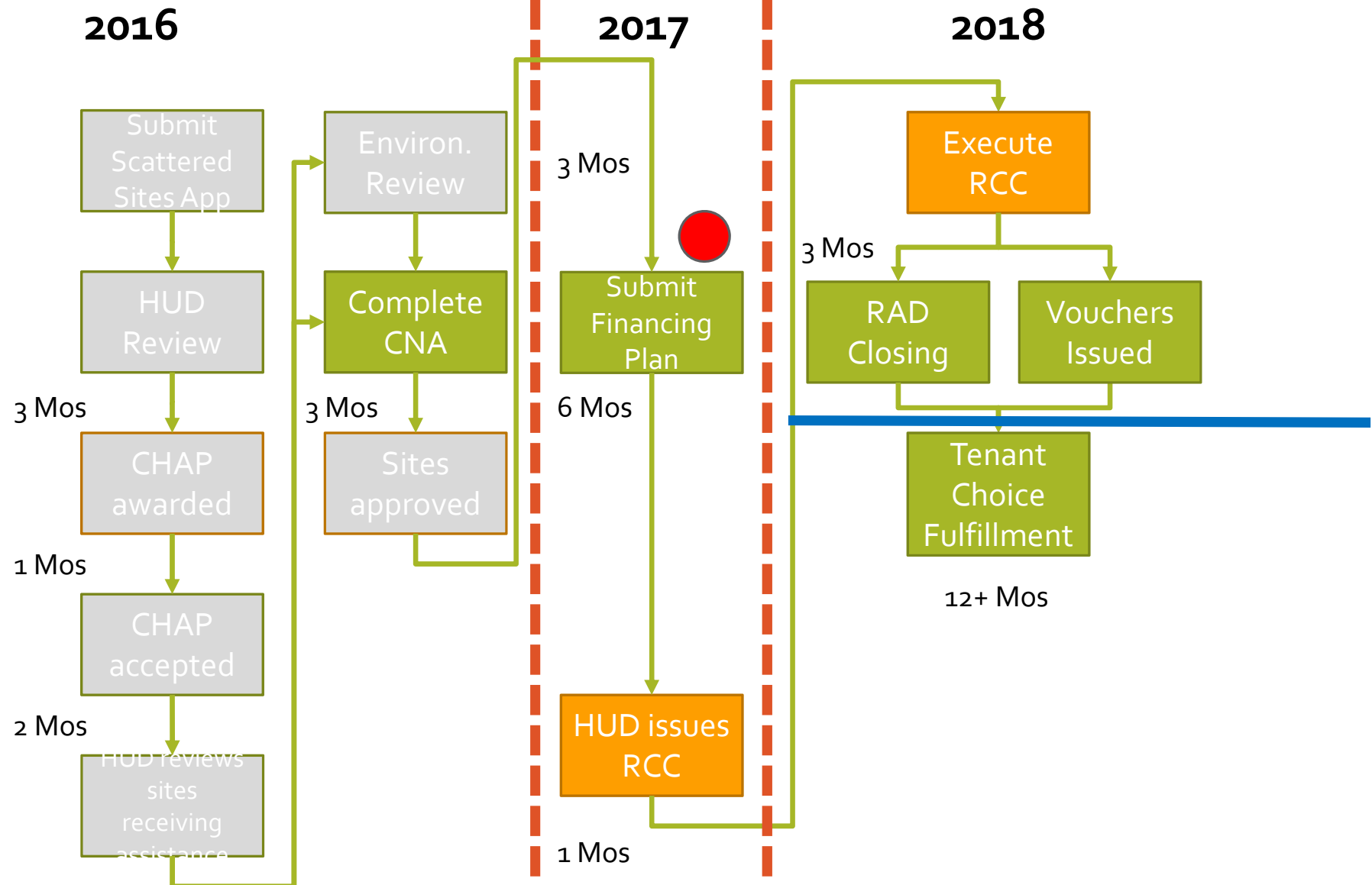
Voluntary Resident Alternatives...

- Residents will be offered a choice to:
 - Purchase the Unit they now occupy,
 - Relocate to one of two non-profit-owned affordable apartment homes,
 - Relocate to another comparable unit utilizing a housing choice voucher offered by SHA

Relocation Compensation

- Depending upon your choice your relocation benefits may include:
 - Assistance finding comparable replacement housing,
 - Assistance with moving your personal belongings,
 - Reimbursement for actual moving costs and related expenses
 - Replacement housing payment-“GAP Payment”

TIMELINES



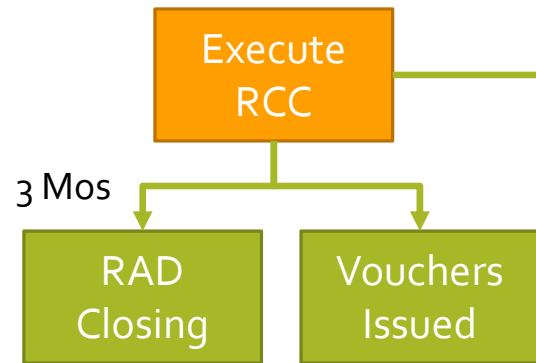
!NOTE!

Tenant decisions **MUST** be:

1. Fully Informed
2. Voluntary
3. Carefully Documented

2018

Notification Milestones



2019



Present and Request Selection of Alternative Housing Options

Minimum of 30 Days

HOH Selects Their Preferred Alternative

Begin Issuing Tailored 90-Day Notice of Relocation

Details in Notice Include:

- Specifics on the relocation assistance,
- The estimated amount of assistance,
- Process for obtaining the assistance.

Present, Offer, and Request Selection of Alternative Housing Options

- In writing
- Alternative Housing Details
- Up to 30 days to consider the offer and make a decision.

Present, Offer, and Request Selection of Alternative Housing Options

- Comparable Housing Units
- Housing Locations
- Differences in Rent
- Estimated utility costs
- Moving Assistance
- "Gap Payments"
- Future Household Expenses

Tenant Selects Their Preferred Alternative

- Offer must be accepted in writing
- Signed by the head of household
- Valid for 180 days.

Alternative 1-Purchase Current Unit

- No Relocation Benefits
- Decision to decline “right to return” is documented in writing as voluntary.
- Work with SHA to establish your timeframe to arrange financing, the voucher, and to acquire the home.

Alternative 2-With HCV, Find comparable rental housing

- Relocation Benefits provided
 - Moving and re-establishment costs
 - Replacement Housing Payments – “GAP Payments”
 - Relocation Advisory Services
 - 90 Days advanced notice
 - At least (1) and (3) or more comparable replacement dwellings identified
- Decision to decline “right to return” is documented in writing as voluntary.

Alternative 3-Move to one of three multifamily properties in Spokane County

- Tenant has the “right to return” to these properties
- Decision to accept “right to return” is documented in writing.
- Relocation Benefits provided
 - Moving and re-establishment costs
 - Replacement Housing Payments – “GAP Payments”
 - Relocation Advisory Services
 - 90 Days advanced notice

**QUESTIONS
AND
ANSWERS**



SPOKANE HOUSING AUTHORITY

Scattered – Sites Tenant Meeting