

RESIDENT INFORMATION MEETINGS

**PRESERVING AND IMPROVING
BROOKLINE HOUSING AUTHORITY APARTMENTS**

**AN INTRODUCTION TO THE
RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM**

OCTOBER 4 AND 6, 2017

Procedures for Today's Meeting

- Please sign in
- 40 minute presentation by BHA Director Patrick Dober
- 30 minute questions and answers
- Questions any time after the meeting can be submitted to: fellow@brooklinehousing.org or to your property manager. Good additional information available at HUD's RAD website: www.hud.gov/rad.
- Accommodations available for non-English speakers and people with different abilities, today and at future meetings.
- Resident Information Notice (RIN) given to all residents this week.
- Today's handout and presentation is similar to the RIN but more simple.
- No topics will be discussed at today's meeting other than RAD.

The Need for Major Repairs to BHA Buildings

- In the 1950s to 1970s BHA built 922 Public Housing apartments at 12 locations in Brookline.
- The properties provide safe, well-maintained affordable housing.
- Annual funding from HUD is much less than we need to keep the properties in good repair.
- The repair needs increase every year. Many million \$\$ needed now for major repairs.
- Funds are available for repairs, but outside the Public Housing program.
- Repairing the properties is #1 goal for the BHA Board of Commissioners.

Resident Assistance Demonstration (RAD) Program: Good News for BHA Residents

- HUD created the innovative RAD program in 2013.
- Many Housing Authorities nationwide successfully using RAD now.
- The four main parts of RAD:
 1. Convert properties from Public Housing program to Section 8 program. Section 8 program provides more reliable annual funds to operate the buildings.
 2. Major repairs to the properties are required along with the conversion to Section 8.
 3. ** Under the Section 8 program, the BHA can raise capital funds needed to repair the properties.
 4. Extensive resident protections and assurances at every stage of the RAD process.

Resident Protections and Assurances

- All 922 apartments will remain affordable housing and serve the same people.
- No rent increases for 99% of BHA residents. Rent payments remain at 30% of adjusted income.
- No resident requalification for Section 8 rental assistance, though there is a new lease with basically the same rules.
- RAD Section 8 rental assistance is not “vouchers”.
- No ‘relocation’ to different properties planned during construction for 61 Park Street residents.
- No relocation planned for other upcoming buildings (90 Longwood, 50 Pleasant, 190 Harvard).
- If any residents relocated in future years during construction, they will have the right to return to BHA housing.
- “Mobility Option”: After repairs complete, residents will have an option to switch to a BHA section 8 “voucher” if funding allows.
- Residents will be fully informed and involved.

The Range of Possible Repairs

- ** New “utility” systems: Heating, hot water, plumbing, air circulation.
- Improvements to kitchens and bathrooms.
- Replace or repair resident safety systems.
- Redecorate and improve community rooms and public areas of the buildings.
- Improve landscaping, sidewalks, and roads.
- The final “scope” of repairs will be based on: The amount of funds BHA can raise; architect/engineer studies of the repair needs; and resident suggestions.
- Repaired properties will mean more comfortable apartments and less “work orders”.

Tasks and Preliminary Timeline

- The RAD conversions and repairs will take up to ten years to complete. There is a lot of hard work ahead to raise capital funds and make detailed construction plans.
- The BHA team of skilled professionals is in place now.
- Preliminary studies completed of existing utility systems completed last month.
- Preliminary Application to HUD later this month for 61 Park.
- Plans can and will change before repairs start.
- 61 Park Street is the first building to repair (preliminary decision).
- The next buildings will be repaired one or two at a time.