1. RAD COMMUNICATIONS

HACEP is the largest public housing authority in the country to engage in RAD. As a result, there are many questions that surface on a weekly basis that requires the coordination among a variety of stakeholders, including HUD, HACEP staff, and most importantly, our residents. Due to the dynamic nature of the communications, HACEP has a number of official communication vehicles that will always contain current information at the time they are published and distributed, including:

- HACEP website: www.haceprad.org
- "HACEP News," the newsletter inserted in to the monthly rent statements.
- The RAD Hotline: (915) 849-3888
- The HACEP Facebook page: www.facebook.com/HACEP
- The HACEP YouTube channel: www.youtube.com @ EPHousingAuthority
- The HACEP Twitter account: #ephousingauthority

Other manners by which HACEP will send out official information to residents include:

- RAD presentations to the JWRC, Resident Councils and public housing properties upon invitation by Oscar Arriaga, Public Information Specialist: oarriaga@hacep.org, (915) 849-3640.
- Handouts such as this one that we will also upload to the HACEP website.
- Text message reminders and RAD updates (in development).

2. CONSTRUCTION UPDATES

Through RAD, HACEP will renovate and rebuild all public housing communities in two construction phases. Renovation and/or reconstruction of properties in RAD Phase I will occur 2015-2017. Renovation and/or reconstruction of properties in RAD Phase II will occur 2016-2018. Since HACEP first published the breakdown of RAD properties earlier this year, some changes occurred to the timelines. Here is the current breakdown:

__RAD Phase I Communities and Anticipated Construction Schedules 2015-2017__

*Subject to Change

1. Alvarez: July 2015-Jan. 2016
2. Anderson: Oct. 2016-April 2017
3. Baird: Sept. 2016-Feb. 2017
4. Bean: Sept. 2015-Feb. 2016
5. Eisenhower: April 2015-Oct. 2016
6. Hart: Aug 2016-Jan. 2017
7. Johnson: Aug. 2015-Dec.2016
8. Kennedy Brothers: April 2015-Dec. 2016
9. Kennedy Estates: Nov. 2015-Jan. 2017
10. Krupp: Aug. 2015-Dec. 2016
11. Marmolejo: May 2015-Aug. 2016
12. Ochoa: June 2015-May 2016
13. Tays (Part I): Aug. 2015-Dec.2016
14. Telles: Sept. 2016-March 2017
15. Truman: Jan. 2016-July 2016
16. Webber: April 2016-Oct. 2016

No Renovation/Reconstruction Scheduled

1. Alamito
2. Paisano Green
3. Morehead
4. Montwood Heights
5. Scattered Sites
6. DeWetter Replacement

RAD Phase II Communities 2016-2018

1. Baines
2. Chelsea
3. Cramer
4. DeWetter
5. Fr. Pinto
6. Graham
7. Guillen
8. Kathy White
9. King
10. Pooley
11. Rio Grande
12. Robinson
13. Roosevelt
14. Salazar
15. Sandoval
16. Sherman
17. Sun Plaza
18. Tays (Parts II and III)
19. Valle Verde
20. Westfall
21. Williams

No Renovation/Reconstruction Scheduled

1. Eastside Crossings
2. Gonzalez
3. Machuca
4. Rubin Heights
5. Scattered Sites

Krupp and Tays Update

In August 2014, HACEP received financing from the State of Texas to rebuild a portion of Krupp and Tays. All 96 units of Krupp and 81 units in the southwest corner of Tays will be demolished and rebuilt with more units than currently exist. The residents of these units will be relocated to other public housing properties, offered to transfer in to the Housing Choice Voucher (HCV) Program (for those who qualify based on income), or offered to move in to a Tax Credit property (for those who qualify based on income). This work will begin in 2015 and additional details will be provided once they become available.

Baines/Westfall Update

HACEP's 2014 application to the State of Texas for a 9-percent tax credit to rebuild the Baines and Westfall communities was not successful. As a result, Baines has been moved to Phase II, which means any renovation will not occur until at least 2016. HACEP will apply for another 9% tax credit in 2015 for Westfall only, and more details will be provided in July/August 2015.

Kathy White and Roosevelt Update

Kathy White and Roosevelt were originally included in RAD Phase I, but are now moved to RAD Phase II. Therefore, no construction or renovation will occur at these properties until at least 2016. Kathy White is now being considered for renovation while Roosevelt is being considered for reconstruction. No final construction plans yet exist for these properties. Additional details will be provided as soon as they are available.

Construction Schedule

The final construction schedule for RAD Phase I properties will not be complete until the end of 2014. However, these are the facts that we have as of the date of this handout:

1. Relocation Technicians from HACEP will personally meet with residents to verify information from the relocation survey and answer any questions residents may have.
2. Construction will begin in April 2015 with Kennedy Brothers and Eisenhower. The next properties will be Marmolejo in May and Ochoa in June 2015.
3. HACEP will issue relocation packets to each family at least 30 days prior to their move beginning in early 2015. This notice will also state the new permanent or temporary address, helpful information to transfer utility services and mail, and expectations to the responsibilities of residents and HACEP for the packing and moving of personal items such as clothes, furniture, and other personal belongings.
4. HACEP will pay for allowable relocation expenses using a variety of professional moving companies. Moving materials such as boxes and tape will be available to residents in advance so that residents may pack their valuables and be ready at the time of the scheduled move. Moves will only occur Monday through Friday between 8 a.m. and 8 p.m. and will start and finish on the same day. Additional details will be provided through the relocation packet and in the monthly resident newsletter over the next few months.

Construction Work

The work that will be performed in each property will vary since each property was built at different times and contain different materials and designs. Generally speaking, the following work will apply to all properties:

- Permanently remove all asbestos (if present).
- Kitchen and bathroom upgrades.
- Replace evaporative coolers with refrigerated air conditioners.
- Replace decaying ventilation shafts and ducts behind the walls.
- Replace outdated electrical, plumbing, and lighting systems and fixtures.
- Replace appliances with new Energy Star certified appliances.
- Installing more energy efficient insulation, windows, and doors (where necessary).
- New landscaping and playgrounds.
- Install new property signs.
- Resurfaced parking lots.
- Improve common area lighting.

**Please continue to report work orders as they occur to the Work Orders Department at (915) 849-3744.

3. UTILITY SERVICE (WATER, GAS, ELETRIC) UPDATES

HACEP is working with all of the utility companies (water, gas, electric) now to make arrangements whereby HACEP will handle all transfers of service. This means that when families move out, the utility service will be transferred to HACEP. When families move in to their new permanent or temporary unit, utility service will be transferred back to the resident family. This will prevent the need for families to interact directly with the utility service providers and avoid any fees. HACEP will install electric meters in all units, which means residents will be personally responsible for paying the electric bill. Relocation technicians will provide additional details to residents in advance of their move, including how to transfer tenant-related services such as cable, internet, phone, and mail.

4. CHANGES TO HACEP THROUGH RAD

HACEP has been and will always be a publicly funded agency accountable to the U.S. Department of Urban Development (HUD) and to the public. In other words, HACEP is not privatizing. Through RAD, HACEP will assume ownership of the public housing units while HUD will guarantee our funding for the next 40 years through a separate stream of funds called Section 8 Project Based Rental Assistance (PBRA). HACEP currently operates four properties in this regard through the Section 8 New Construction Program including Henderson, Hervey, Muñoz, and Sitgraves. In this respect, HACEP is no longer subject to the fluctuating nature of annual appropriations as authorized each year by Congress. Now, HACEP can leverage its properties and revenue to raise additional capital through conventional financial investments that are available to all other property management companies in the private market. This is how HACEP will invest over $500 million in to our public housing communities over the next five years to fix the problems that residents have complained about for a long time.

5. EXPLANATION AND DIFFERENCES OF PUBLIC HOUSING, PROJECT BASED RENTAL ASSISTANCE (PBRA), TAX CREDIT, AND HOUSING CHOICE VOUCHER (SECTION 8)

Section 9 Public Housing

The Section 9 Public Housing Program is what our public housing residents currently reside in. The U.S. Department of Housing and Urban Development (HUD) owns these units, and it is the responsibility of local public housing authorities like HACEP to maintain and lease them. The waiting lists are centralized and units are offered based on availability rather than preference. Each year, Congress decides how much money it will give to HUD as part of the budget process. These funds, which HUD then passes down to the 3,100 public housing authorities across the country, have been dwindling in recent years and are not sufficient for HACEP to maintain and improve public housing across the City over the next several decades.

Section 8 Project Based Rental Assistance (PBRA)

Through RAD, HACEP is converting all of its Section 9 Public Housing communities to Section 8 Project Based Rental Assistance (PBRA). Under this model, HACEP will become the owner of the units while the funds we receive from HUD are guaranteed for 40 years. HACEP continues its responsibility to maintain and lease these units. Just like the properties in our Section 8 New Construction Program (S8NC), the wait lists will be decentralized to site based wait lists. This means applicants can now choose the property in which they would like to live. HACEP will communicate to all of the families that are currently on its waitlist to inform them of this new application process in November.

NO DIFFERENCES BASED ON RAD CONVERSION INCLUDE:

- The right to establish and operate a resident council and be eligible for resident participation funds.
- Minimum rents will remain the same at $25 per month.
- Current participants in a family self-sufficiency program (PH-FSS and ROSS-SC) will continue their FSS participation.
- Residents who are enrolled in an Earned Income Disregard at the time of conversion will continue until changes to income occur.
- All inspections (annual, move in, move out, housekeeping) will continue in the same manner.

DIFFERENCES BASED ON RAD CONVERSION INCLUDE:

- Late rent charges: $5 fee on the 6th day of the month and $1 for each additional day the rent remains unpaid during the month it is due.
- New participants to a self-sufficiency program (PH-FSS and ROSS-SC) will not be admitted.
- Residents have a right to return to their community, not necessarily their original unit.
- The Earned Income Disregard (EID) does not apply for new participants after conversion.
- After 24 months following the conversion to RAD, residents have the option to apply for the Housing Choice Voucher (Section 8) Program under the "Choice Mobility" option, subject to program requirements and availability.

Tax Credit Properties

HACEP operates a number of Low Income Housing Tax Credit (LIHTC or simply Tax Credit) properties. Unlike Public Housing or PBRA, there are no federal funds to subsidize the rents for low-income families. The majority of the Tax Credit properties offer affordable rents and a limited amount of units for families who pay market rents. A slightly different set of income restrictions and eligibility requirements apply that differ from the conventional public housing program and PBRA. Additional details will be provided once they are available.

Housing Choice Voucher (HCV) Program

The HCV Program, formerly known as Section 8, provides rental assistance vouchers to help low-income families live in privately owned units. The advantage of the HCV Program is that qualified recipients select the home of their choice, which is owned and maintained by a private landlord. A housing subsidy is paid to the landlord directly by HACEP on behalf of the participating family. The family then pays the difference between the actual contract rent charged by the landlord and the amount of their voucher. This provides a guaranteed source of income for landlords while ensuring their dwellings comply with our stringent health and safety regulations.

6. IMPACT OF RAD RELOCATIONS TO RESIDENTS

One of HACEP's initial goals was to make sure that 100 percent of our children continue to attend the schools in which they are currently enrolled. Upon further review, HACEP realizes that this goal is not possible due to the construction schedule and our need for vacancies. HACEP's construction company, Hunt, can only renovate and remove asbestos when an entire building is vacant for health and safety reasons. Once these buildings are complete, HACEP can then move families back in to them and the domino effect of the renovations continues until all units in RAD Phase I are either renovated or rebuilt. This is why HACEP needs hundreds of vacancies right now so that there is enough flexibility for Hunt to start renovating units and for HACEP to relocate families with the least inconvenience as possible.

The resident surveys we conducted in May through July 2014 allow us to collect as much information as possible to minimize the most urgent needs of our residents, which also include health care, daycare, and disability accommodations. Resident relocation specialists from HACEP will meet individually with all families approximately 60-90 days before their move to follow up on the information from the surveys, answer additional questions, and explain exactly how the relocation process will work.

7. HOUSING CHOICE VOUCHER (HCV, SECTION 8) OPTION FOR VERY-LOW INCOME (50% AMI) AND EXTREMELY LOW INCOME (30% AMI) RESIDENTS LIVING IN A RAD PHASE I PROPERTY

The option to transfer out of the Public Housing Program and in to the Housing Choice Voucher (HCV) Program is exactly that – a voluntary choice. At this time, this option is available only to families who live in a RAD Phase I community (listed above) and qualify based on their income. HACEP has conducted multiple presentations in the RAD Phase I communities to explain this option, which allows eligible families to bypass the waiting list and have their eligibility reviewed right away. **Not all families who want this option will qualify** because the HCV Program is designed for those who earn no more than 50 percent of the area median income, which is currently $25,100 for a family of four. However, the family is responsible to pay for any security deposits and to turn on utilities just like all clients of the HCV Program. HCV clients do receive a utility allowance, so this will help offset the expense of each family's utility consumption, unless the landlord pays for the utilities.

8. ENERGY SAVING TIPS FOR REFRIGERATED AIR CONDITIONERS

It is important for our residents to know that refrigerated air conditioners consume more electricity than evaporative coolers. Because the construction will make the buildings more energy efficient, the units will keep more cool air in during the summer and more hot air in during the winter. Residents will continue to receive a utility allowance, so it is important to monitor your energy consumption so that you do not exceed your allowance. It is also very important to practice energy saving strategies in your home such as:

- Close blinds during summer days so that the hot sunlight does not come in, but keep them open during winter days.
- Unlike an evaporative cooler (swamp cooler), do not keep a window open when running your refrigerated air conditioner.
- When home during the summer, set your thermostat to a comfortable 78 degrees during the day and 74 degrees at night.
- When you leave your unit for an extended period, turn your air conditioner off.