RENTAL ASSISTANCE DEMONSTRATION (RAD) Is Here
ABOUT HACEP

17,000 INDIVIDUAL PUBLIC HOUSING RESIDENTS

- 7,800 Children
- 2,000 Seniors
- 1,600 Disabled
- 5,600 Able-Bodied Individuals (3,003 employed)

13,500 Families waiting for public housing
  - 10,800 extremely low income
  - 2,300 elderly

$16 Million
Since 2008, CONGRESS AND HUD have underfunded HACEP by $16 million

$55 Million
HACEP communities require a capital investment of $80 MILLION OVER THE NEXT FIVE YEARS.
FEDERAL FUNDS projected at only $25 million, A SHORTFALL OF $55 MILLION.

75% of able-bodied residents live in PUBLIC HOUSING for less than 5 YEARS.
RAD decisions are being made on a weekly basis between HUD, HACEP, and vendors. Keeping each other informed is crucial to our success.

- The HACEP website: [www.haceprad.org](http://www.haceprad.org)
- “HACEP News” monthly resident newsletter
- RAD Hotline: (915) 849-3888
- Facebook: [www.facebook.com/HACEP](http://www.facebook.com/HACEP)
- YouTube: [www.youtube.com @ EPHousingAuthority](http://www.youtube.com @ EPHousingAuthority)
- Twitter: #ephousingauthority
Other manners by which HACEP will send out official information to residents include:

- RAD presentations to JWRC, Resident Councils and public housing properties upon invitation by Oscar Arriaga, Public Information Specialist: oarriaga@hacep.org, (915) 849-3640.
- Handouts will be uploaded to the HACEP website.
- Text message reminders and RAD updates (in development).
HACEP will renovate and rebuild public housing communities in two construction phases. Since HACEP first published the breakdown of RAD properties, some changes have occurred to the schedule.
RAD Phase I Communities and Anticipated Construction Schedules: 2015-2017


No Renovation/Reconstruction Scheduled
Alamito, Paisano Green, Morehead, Montwood Heights, Scattered Sites, DeWetter Replacement
## Construction Updates

### 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 (Phase II and III)
19. Valle Verde
20. Westfall
21. Williams

### No Renovation/Reconstruction Scheduled

Eastside Crossings, Gonzalez (flood plain), Machuca, Rubin Heights, Scattered Sites
Final construction schedule for RAD Phase II properties will not be complete until the end of this year.

Facts current as of the date of this presentation:

- Construction will begin in April 2015 with Kennedy Brothers and Eisenhower. The next properties will be Marmolejo in May and Ochoa in June 2015.
- Hunt, the construction company, will use two construction crews operating at the same time at up to six different properties.
Machuca: 49 out of 122 units (40%) offline due to asbestos.
Tays: 11 out of 359 units (3%) offline due to structural damage and asbestos.
Kathy White: Crumbling walls.
Eisenhower: Rotting ductwork behind asbestos walls and ceilings.
WE CAN DO IT.

AFTER ALL...

WE’VE DONE IT BEFORE!
HACEP’s Successful Revitalization Record

- HACEP has a successful track record of revitalizing distressed neighborhoods.

**Eastside Crossings (2013-2015)**
$22 million funded in part by 9% tax credits.

**Paisano Green Community (2009-2012)**
$14.8 million ($8.25M ARRA Grant)

**Alamito Community (2005-2010)**
$58 million ($20M HOPE VI Grant)
Work performed in each site will vary based on each property’s age and design. Generally speaking, the following work will apply to all properties:

- Permanently remove all asbestos (if present).
- Kitchen and bathroom upgrades.
- 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.
- Install more energy efficient insulation, windows, and doors (where necessary).
- New landscaping and playgrounds.
- Install new property signs.
- Resurface parking lots.
- Improve common area lighting.
HACEP Revitalization

Swamp Coolers

Refrigerated Air
Moving

- HACEP will provide a relocation packet to each family at least 30 days prior to their scheduled move.
- HACEP will pay for allowable relocation expenses using a variety of professional moving companies.
- 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.
- Moving days will be Monday – Friday, 8 a.m. – 8 p.m.
- The Head of Household must be present during the relocation.
- Moving will begin and end the same day.
HACEP is working with all utility companies (water, electric, gas) so that HACEP will handle all transfers of service.

- Upon move out, service will be transferred to HACEP.
- Upon move in, service will be transferred back to resident.
- Burden is lifted from families and fees are avoided.
- Sub electric meters will be installed in all units, so residents will be able to track and be responsible for their personal electric use.
- Relocation technicians will provide additional details to you in advance of your move, including how to transfer tenant-related services such as cable, internet, phone, and mail.
Section 9 Public Housing

• What residents live in now.
• HUD owns the communities; HACEP maintains and leases them.
• Centralized wait list.
• Units offered based on availability, not preference.
• Congress determines how much money HACEP receives each year to determine rent and maintain the properties.

This is an unsustainable business model.
Program Differences

Section 8 Project Based Rental Assistance (PBRA)

- HACEP will convert all Public Housing to PBRA through RAD.
- HACEP owns the communities and continues to maintain and lease them.
- Site based wait lists. Residents choose where they want to live!
- Federal funds are guaranteed for 40 years.
- HACEP can access capital in the private market that was previously inaccessible.

This is a sustainable business model.
No Differences Based on RAD Conversion

- 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

- 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

• Also known as Low Income Housing Tax Credit (LIHTC or simply Tax Credit)
• Rents are not subsidized by federal tax dollars through HUD.
• Properties feature reduced rents for income-qualified residents.
• Income qualifications and eligibility requirements are slightly different than Section 9 Public Housing and PBRA.
Housing Choice Voucher (HCV) Program

• Provides rental assistance vouchers to help low-income families live in privately-owned units.

• Program participants can select the home of their choice, the vouchers are portable, and can be applied towards a mortgage through the Family Self Sufficiency Program.

• Family pays the difference between the actual contract rent charged by the landlord and the amount of the voucher.
Families living in a RAD Phase I property have the option to permanently move out of Public Housing and in to the private market through the Housing Choice Voucher (HCV) Program.

- At the moment, this option is only available to families living in Phase I property and must qualify based on their income.
- HACEP is conducting multiple presentations in the RAD Phase I properties to explain this possibility and give eligible families the chance to jump the waiting list and have their eligibility reviewed immediately.
HACEP’s success is dependent on our partnership and effective communication with our residents. HACEP exists to serve you. There will be some short term inconveniences, but our goal is to ensure the sustainability of our communities for many generations to come.

Website:  www.haceprad.org
RAD Hotline:  (915) 849-3888