Resident Update: Plan Forward & RAD

November 2013
Plan Forward: Communities that Work

1. Develop healthy, vibrant communities
2. Ensure safe, decent, and sustainable housing
3. Expand services to more residents
What is RAD?

• RAD = Rental Assistance Demonstration

• Strategy to maintain long-term affordability

• Improves funding for operations and services

• Developed by HUD with input from residents and advocates
Why is CHA considering RAD?

1. Long-Term Funding Contracts with HUD (40 years)
   - Current funding is budgeted by Congress every year

2. Maintain current number of subsidized units

3. Maintain current resident benefits

4. Increase resident housing choices
Historical Federal Funding Levels

<table>
<thead>
<tr>
<th>Year</th>
<th>Section 9</th>
<th>Section 8</th>
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</thead>
<tbody>
<tr>
<td>2007</td>
<td>83.4%</td>
<td>105.0%</td>
</tr>
<tr>
<td>2008</td>
<td>88.9%</td>
<td>101.4%</td>
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<tr>
<td>2009</td>
<td>88.4%</td>
<td>99.1%</td>
</tr>
<tr>
<td>2010</td>
<td>103.0%</td>
<td>99.5%</td>
</tr>
<tr>
<td>2011</td>
<td>100.0%</td>
<td>98.8%</td>
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<tr>
<td>2012</td>
<td>89.4%</td>
<td>99.6%</td>
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<tr>
<td>2013 (Est.)</td>
<td>77.0%</td>
<td>93.4%</td>
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What would RAD mean for my building?

- CHA will still continue to own the property.
- CHA will still have on-site property manager.
- No change to Resident Councils (LAC/CAC/SHAC).
- Resident / social services & programs remain.
- Current leasing & waitlist process remain.
What would RAD mean for me?

✓ Your rent stays at 30% of household income
✓ You would not be required to move due to RAD
✓ You would not be re-screened due to RAD
✓ Your lease would be renewed on regular basis
  (unless not lease compliant)
What new benefits would RAD bring?

• Recertification only required every other year
  • Decreases wasteful paperwork and saves you time

• Income increases don’t affect rent until next recertification
  • Keeps your rent the same, even if your income grows

• Option to move with a Housing Choice Voucher
  • Improves flexibility and access to housing choices
Why wouldn’t we want RAD?

- Additional paperwork for staff to complete RAD application and contract.

- HUD has a limited number of RAD units available at this time.

- Impact on flat rent for some residents.
Why would RAD be good for all of us?

• Helps protect funding from future cuts.

• Keeps same number of subsidized units for seniors and families.

• Keeps same programs and guidelines.
RAD Process

- Hold 2 resident meetings for each property
- Gather comments & questions
- Obtain CHA Board approval for application
- Submit application to HUD
- Hold another resident meeting (if selected)
- Amend CHA Annual Plan (Public Comment & CHA Board)
- Finalize RAD properties (within 6 months)
- Obtain final approval of CHA Board for RAD properties (within 12 months)
Questions?

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