



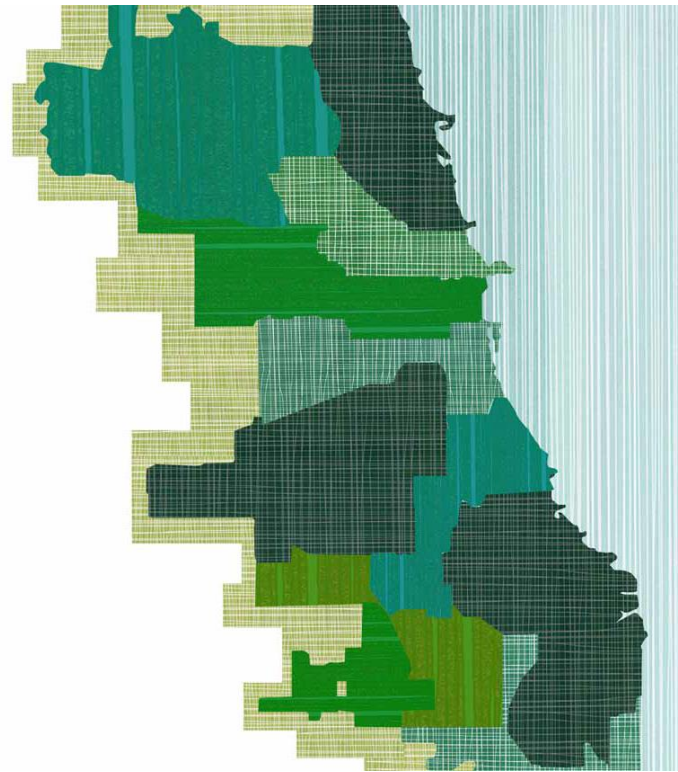
Resident Update: Plan Forward & RAD

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

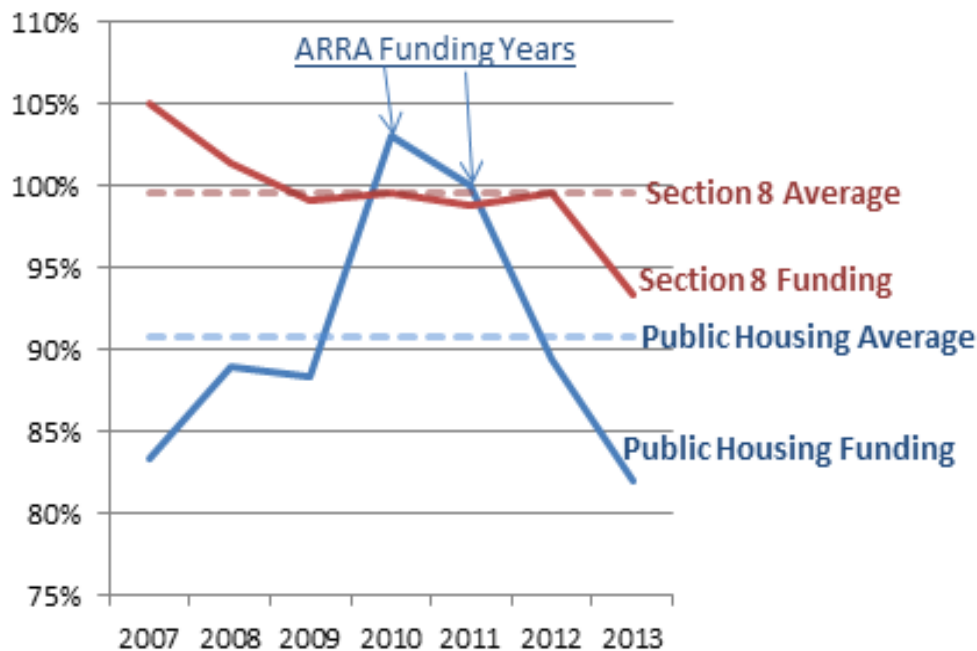
Why is CHA considering RAD?

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

Why?

Historical Federal Funding Levels

**Funding: Section 8 vs. Public Housing
(as a % of full program funding)**



Year	Section 9	Section 8
2007	83.4%	105.0%
2008	88.9%	101.4%
2009	88.4%	99.1%
2010	103.0%	99.5%
2011	100.0%	98.8%
2012	89.4%	99.6%
2013 (Est.)	77.0%	93.4%

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?

- **RAD Director :**

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