



J. Wayne Felton, Executive Director

Resident Rights under Rental Assistance Demonstration

Raleigh Housing Authority (“RHA”) has held a series of resident meetings to discuss potential plans to convert public housing communities to Section 8 rental assistance under the Rental Assistance Demonstration (“RAD”). RHA strongly encourages residents to learn about the program and attend future RAD meetings.

RAD is a voluntary program run by the U.S. Department of Housing and Urban Development (“HUD”). Under RAD, HUD will change the way it provides rental assistance to the property from public housing to a long-term Section 8 assistance contract. The Section 8 program provides easier access to funds for repairs and property improvements now and in the future.

Resident rights are described below. Residents are not at risk of losing rental assistance because of a RAD conversion.

Right to Information

This RIN describes resident rights and is required to be provided by RHA. Please note that this notice may describe situations that do not apply to all households.

Resident meetings are designed to describe the RAD program and current ideas in more detail. Additional resident meetings will be held as we continue through the application and conversion process. Residents will be notified of upcoming meetings and have the right to hear about major changes in the plans for the project. Residents also have a right to organize and to form a resident organization to serve as their voice and to help them become well informed about the RAD plans.

Right to Rental Assistance

RHA’s decision to participate in RAD does not affect current resident rental assistance eligibility. Residents who experience conversion are not subject to new eligibility screening. If RHA is accepted into the program and satisfies all HUD requirements, the property will be placed under a Section 8 Housing Assistance Payment (“HAP”) contract. Residents have a right to on-going rental assistance as long as they comply with the requirements of the Lease. In most cases, rent will not change with the conversion from public housing to Section 8. In the rare

event that a rent calculation would change (most commonly, when paying a “flat rent”), an increase could be phased in over time.

Right to Return

RHA does not believe that resident relocation is a likely scenario. The repairs expected are small and RHA believes residents will be able to stay in the home while we address any needed repairs. Regardless, residents are required to be informed of the right to return to a RAD-assisted unit after construction is completed.

Anyone relocated due to RAD has a right to return to an assisted unit once any construction is complete. However, residents may need to move residents during construction and the post-construction home may be different than the current home. If the plans involve the transfer of the rental assistance to a different site, residents may need to move to the new site to keep rental assistance (provided that it is within a reasonable distance of the current home), but residents still have a right to an assisted unit.

Residents get to return to a RAD Section 8 unit unless **they choose** to move somewhere else. Residents have the right to object to RAD plans if they believe the plans prevent them from exercising their right to return. RAD program rules require RHA to make sure that anyone who wants to return can do so.

Again, RHA does not foresee the repairs to be extensive enough that resident would need to be relocated during rehabilitation.

Right to Relocation Assistance

In some situations, residents may need to be relocated from their unit temporarily in order to complete repairs or do construction.

If required to move, residents are entitled to certain relocation protections under the RAD rules, including, in all cases, advance written notice and detailed information about the move. The other specific relocation protections depend on the situation, but may include advisory services, moving assistance, payments and other assistance.

In some cases, residents have additional rights under other Federal laws, such as the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, often referred to as the “Uniform Relocation Act.” Residents will receive information notices of this in the future should it apply to them.

Don't Put Resident Rights at Risk!

Residents are always welcome to move based on household's needs and personal goals. However, if the RAD effort will require relocation and the resident chooses to move from the property on their own without waiting for instructions, they may lose eligibility for relocation payments and assistance. **Residents wishing to preserve relocation rights should wait to get a Notice of Relocation before moving!**

The RAD conversion, and any relocation associated with it, must be implemented consistent with fair housing and civil rights requirements. Residents needing a reasonable accommodation due to a disability, or who have other questions about the RAD conversion should contact Laura Holt at (919) 508-1304 or lholt@rhaonline.com. Residents needing to appeal a decision made by RHA or who believe their rights aren't being protected should contact their Property Manager.

Plans for the RAD conversion are subject to change. Resident meetings are designed to share current ideas and RHA will keep residents informed about major changes to these ideas as plans develop further. Residents are encouraged to share any information on repairs that may need to be made during the conversion process.

We hope this letter gives you useful information about your rights. We encourage you to come to resident meetings to learn more about how the RAD conversion would impact your property and you.

For more information, go to the RAD website, www.hud.gov/rad.

*This information is available at your Property Management office in both English and Spanish.

Este información está disponible en su oficina de administración de propiedades en inglés y español.*