



ALBUQUERQUE HOUSING AUTHORITY
Empowering people in our community through affordable housing and self-sufficiency opportunities

To: File
 From: Dan Foster, Capital Fund Projects Manager
 Date: August 15, 2018
 Re: Summary of Public Comments from Initial Resident Meetings for Rental Assistance Demonstration Program.

Below is a summary of questions and comments from residents related to the proposed Rental Assistance Demonstration Program conversion of AMP 101 and AMP 103(1212 Candelaria Rd NW, 615 Arno St NE, 415 Fruit Av NE, 701 5th Street SW, 1840-1876 Broadway Place NE, 320 Roma Av NE, 6100 Harper Dr NE, 120 La Plata Rd NW, and 3224 Lafayette Dr NE).

Two meeting were held at the times and locations below.

- 2 PM, Tuesday, August 14, La Amistad Community Center, 415 Fruit NE, 87102
- 5:30 PM, Wednesday, August 15, Albuquerque Housing Authority, 1840 University Blvd SE, 87106

Questions/Comments	AHA Response
Will my rent increase with the RAD conversion?	<p>Under both the Project Based Voucher (PBV) program and Project Based Rental Assistance (PBRA) program, income qualified residents pay rent at 30% of their adjusted gross income which is the same as the Public Housing Program. AHA does not anticipate any significant change to resident paid rents due to the RAD conversion for income qualified residents.</p> <p>Residents that do not income qualify for rental subsidy rental subsidy and are paying flat rents in the public housing program may have their rent increased.</p>
Will I have to move? Will I have to be relocated?	<p>Residents will have to move from the apartment unit that they currently occupy to allow for the rehabilitation of the unit. HUD regulations grant resident of properties undergoing the RAD conversion process the “Right to Return.” The Right to Return means that residents will have the right to return to a RAD Section 8 assisted unit unless they choose to move somewhere else. The Right of Return does not mean residents have the right to the same unit they occupied prior to the RAD conversion but they have the right to return to a rent subsidized unit.</p> <p>We do not anticipate relocating any residents for over 12 months and we anticipate relocating a small number of residents off-site during construction.</p> <p>The following is a description of the method AHA anticipates using to complete the property renovation to minimize the relocation of residents and to have residents move only once.</p>



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Equal Housing Opportunity Agency



	<p>When AHA receives notice from HUD that a property is eligible for RAD conversion (via a CHAP), AHA will generally not attempt to lease units at that property that become vacant in order to increase the number of vacant units available for rehabilitation. The vacant units will be rehabilitated and then tenants will be moved into the rehabilitated units and the units they vacated will be rehabilitated. This process will be continued around the property unit all units have been rehabilitated.</p>
<p>Will residents that have had accommodations made to their units for a medical issue be returned to their unit?</p>	<p>Specific plans for making physical accommodations to units for resident needs will be made as the rehabilitation scope is developed for each property. In some cases accommodations may entail moving residents back into the units they occupied prior to the RAD conversion. In other cases, AHA may accommodate resident needs by modifying a different unit. In either case, AHA will make sure resident needs are accommodated.</p>
<p>Will I need to sign a new lease?</p>	<p>You will need to sign a new lease at the time of the RAD conversion. The new lease will contain resident rights similar to the standard public housing lease.</p>
<p>Will the conversion be PBV or PBRA?</p>	<p>AHA has not made a final determination regarding the form of rental assistance contract that will be used at conversion and it may vary by property. The initial application for the RAD conversion of the properties at 415 Fruit Ave NE, 615 Arno St NE, 320 Roma Ave NE and 6100 Harper Dr NE proposed PBRA but this election is not final.</p>
<p>Are the proposed RAD conversions on the in the agency's PHA plan?</p>	<p>The proposed RAD conversions are in the agency's PHA plan.</p>
<p>Will maintenance change with RAD?</p>	<p>The most significant changes in property management and maintenance will be with AHA's implementation of our regional management plan. With the implementation of the regional management plan, AHA will have additional on-site presence and maintenance staff will report directly to the property managers.</p> <p>AHA does not anticipate significant changes in property management and maintenance due to RAD conversions beyond those implemented with the regional management plan.</p>
<p>When will the RAD conversion/construction start?</p>	<p>The soonest any construction would start at any property is 12-18 months. AHA will be submitting an application for the conversion of the properties at 415 Fruit Ave NE, 615 Arno St NE, 320 Roma Ave NE and 6100 Harper Dr NE the last week of August 2018. These properties are the first properties proposed by AHA to undergo RAD conversion process. No other properties are anticipated to begin rehabilitation through RAD conversions any sooner than 2021.</p>

Will meetings be held in Spanish?	AHA will ensure that Spanish translation services are made available as needed at future resident meeting.
Is the application posted on the AHA website?	The Application will be posted on AHA's website along with various reference materials.
Can we get on-site security with the RAD conversion?	It is not likely that AHA will hire additional on-site security in relation to the RAD conversions.
Will we get on-site management with RAD conversion?	AHA does not anticipate having full time on-site management but with the regional management plan (see above), AHA anticipates more on-site management presence. In addition, some funding sources AHA plans to use in the RAD conversions require on-site community buildings with offices which will facilitate on-site management at complexes that do not currently have community buildings.
Will the RAD conversion cause the apartment complexes to be privatized?	AHA plans to finance the rehabilitation of the properties with investor equity generated by Low Income Housing Tax Credits. In order for the investor to be able to claim the tax credits, they must be part of the ownership structure. AHA will, however, retain all responsibility for the day to day operations and management of the properties.