



RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD) RESIDENT INFORMATION NOTICE (RIN)

Aug. 7, 2020

Dear Resident:

Please join us for a resident information meeting to talk about the City of Chandler Housing and Redevelopment Division (COCHRD) plans to complete major building improvements for our multi-family sites under the Rental Assistance Demonstration (RAD) program.

Aug. 20, 2020 at 6 p.m.

This will be a Virtual meeting:

JOIN WEBEX MEETING

chandleraz.webex.com/join?MTID=m60fa62dae546a45e7d64ee885465d940

Meeting number (access code): 145 927 9906

Meeting password: FpYeRFMT986

OR

JOIN BY PHONE 1-415-655-0001 US Toll

Meeting number (access code): 145 927 9906

OR

In Person. Those who would like to attend in person can go to 73 S. Hamilton St. (Site 1) Recreation Room. We will be socially distanced and limit the number of seats for in person.

We accept requests for reasonable accommodations, modifications, and auxiliary aids and services at any time. Requests may include (but are not limited to) information in large print or Braille, readers, sign language interpreters, and assistance explaining forms due to disability. If you want to request a reasonable accommodation, modification, or auxiliary aid or service, we encourage you or your representative to contact our office at 480-782-3200, 7-1-1 TTY options: English 800-367-8939 / Español 800-842-2088; or by fax 480-782-3220; or by email chandler.housing@chandleraz.gov. In addition, persons with limited English proficiency are entitled to language assistance with written or oral communication. These services are available at no cost. To obtain language assistance, contact our office by calling 480-782-3200.

This notice describes your rights under RAD and explains how a RAD conversion might affect you. Your housing assistance is safe! You do not need to move.

Neighborhood Resources

Housing and Redevelopment

480-782-3200

480-782-3220 Fax

chandleraz.gov/affordablehousing

National Number for Relay Service 7-1-1

TTY 800-367-8939



Espanol Voz. TTY 800-842-2088

Mailing Address

Mail Stop 101

P.O. Box 4008

Chandler, AZ 85244-4008

Location

235 S. Arizona Ave.

Chandler, AZ 85225

Why is COCHRD applying for RAD?

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. A RAD “conversion” makes it possible for COCHRD to access money to repair and improve the property, either now or in the future.

Why the Multi-Family Sites?

The multi-family sites are old units that were built in 1972. They face a substantial need for updates and repairs. The sites also offer outstanding potential to create enhanced livability for residents and new community amenities. COCHRD values the deeply affordable housing at the multi-family sites. We will use RAD to preserve these homes for the same people who live there today.

What work will be performed?

The objective of the RAD conversion is to perform major rehabilitation at 660 S. Palm Ln (Site 4) in order to preserve the units for the long-term. Likely improvements include:

- Apartment renovations (kitchens, bathrooms, finishes, storage, etc.)
- Updated electrical, plumbing, fire, and mechanical systems
- Energy efficiency measures
- New windows and building exteriors

RAD would mean major improvements to apartments and common areas, protecting your housing for the long-term.

We are looking to redevelop or rehabilitate each site. The first Phase would include new construction at Trails End located at the Southeast corner of East Chandler Boulevard and North McQueen Road intersection and New Construction of 73 S. Hamilton St. The other sites would be redeveloped as later Phases.

Will I need to move?

The RAD program forbids permanent, involuntary displacement. **No one will lose their housing.** This work will proceed just like any other rehabilitation work COCHRD performs on our properties. You may need to move temporarily while we work on your apartment or build new units. If COCHRD’s RAD application is accepted by HUD, work is not likely to begin for many months, or even a year or more.

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If you do need to move temporarily, you are entitled to certain relocation protections under the RAD rules, including advance written notice and detailed information about the move. You will also be entitled to advisory services, moving assistance fully paid by COCHRD, and other payments.

If you do need to move temporarily while we make improvements, you have a guaranteed right to return.

Under RAD, you have a guaranteed right-to-return to the property, and there is no new eligibility screening.

A RAD conversion, and any relocation associated with it, must be implemented consistent with fair housing and civil rights requirements, and we will provide contact information to process reasonable accommodation requests for residents with disabilities. During this process, if you think your rights aren't being protected, you may contact Herbert Chong at the Phoenix HUD field office at 602-379-7184.

Will my rent go up?

For nearly everybody, the answer is "no." Rents will continue to be set at 30 percent of income. The only households who might see a modest increase in rent are those who pay flat rent (what HUD calls "ceiling" rent). If this increase is more than 10% (and more than \$25), it will be phased in over time.

What partners will COCHRD work with?

COCHRD will be the property developer for this work and COCHRD will continue to manage the housing units. We will work with partners in the community to secure the funding to undertake the work. Funding may include loans, bonds, grants, city and/or county funding, Low-Income Housing Tax Credit (LIHTC) investments, and potential energy savings arising from the renovation. We will also work with architect and construction partners.

Do I get to keep my resident rights under the lease?

Yes. When the property converts, you will sign a new lease. This lease keeps the existing resident rights under your current lease, including the ability to request a grievance hearing and the timelines for termination notification. You also have the same right to organize, and resident organizations will continue to receive up to \$25 per occupied unit, per year. RAD does not change your essential resident rights, including a grievance process and a resident council.

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Is the RAD conversion certain to happen?

No. COCHRD's application must be approved by HUD, and then we must work to assemble a financing plan to invest in the building repairs. Whether we participate in RAD or not, your rental assistance is safe. In the event that a RAD conversion does not materialize for the multi-family, we will continue to maintain and support the properties and look for other opportunities to assure their long-term viability as low-income housing.

COCHRD's plans may change as we gather more research, including your opinions and further analysis of our capital needs and financing options. We will hold resident meetings to share our current ideas and will keep you informed about major changes to these ideas as they develop. Since you know the property best, you should also share with us any information you have on repairs that need to be made.

If you decide to move prior to the RAD conversion: You are always welcome to move based on your household's needs and personal goals. However, if you choose to move from the property on your own without waiting for instructions from us, you may lose your eligibility for relocation payments and assistance under RAD. If you are thinking of moving, please confer with your property manager to receive the latest update on the RAD process.

For more information on RAD, visit the RAD website!

- RAD Fact Sheets for Residents: hud.gov/RAD/residents
- Case studies showing what RAD has accomplished in other cities: hud.gov/RAD/news/case-studies
- Read the HUD Notice that defines the RAD process and resident protections: is.gd/RADNotice

Please contact me if you have any questions, 480-782-3200.

Sincerely,

Amy Jacobson

Amy Jacobson
Housing and Redevelopment Manager

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