

TENANT FOCUS

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SACRAMENTO RESIDENT ADVISORY BOARD
1725 K Street #101, Sacramento, CA

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FREQUENTLY ASKED QUESTIONS ABOUT RAD CONVERSIONS

Why Does SHRA need to convert its Public Housing properties?

Due to the age, design and major capital needs of Sacramento Housing and Redevelopment Agency's (SHRA) public housing properties, they are becoming obsolete. SHRA has worked diligently over the years to maintain its public housing properties. However, despite best efforts it has not been able to address all of the needs the properties have. SHRA conducted a physical needs assessment which identified an immediate capital need of about \$58 million dollars that will grow to approximately \$200 million dollars over 20 years if something is not done immediately to address the property issues. The current conditions of some of SHRA's units make it difficult for the Agency to fulfill its goal of maintaining sustainable and energy efficient buildings that are affordable and as safe and decent as we believe our residents deserve.

If the issues facing SHRA's properties are not immediately addressed, the Agency's ability to provide affordable public housing to communities that are in critical need of safe, well-managed affordable housing is in great danger. SHRA is committed to preserving affordable housing in Sacramento City and County areas. In order for this to happen, SHRA must seize the opportunity of the Rental Assistance Demonstration Program and Section 18 of HUDs federal regulations to preserve and maintain its valuable affordable rental housing.

Will a RAD conversion affect my housing assistance?

You will not lose your housing assistance and you will not be subject to eligibility re-screening as a result of the RAD conversion. You can remain in your unit regardless of your current income. However, your SHRA will continue to follow its annual and interim re-examination

processes, including re-examination of your income to adjust your rent. These requirements will be in your lease.

In a RAD conversion, your housing assistance will change from being public housing assistance to being Section 8 housing assistance under the Project Based Voucher (PBV) program.

Will a RAD conversion affect my rent?

Most residents will not have a rent increase as a result of a RAD conversion. However, if you are paying a flat rent in public housing, you will most likely have to pay more in rent over time. If your rent changes by more than 10% and requires you to pay more than \$25 per month in additional rent, your new rent will be phased in. If the increase in your rent is less than 10% or \$25 per month, the change in rent will be effective immediately.

How can I participate in the RAD planning process?

Prior to participating in RAD, HUD requires PHAs to: notify all residents at the property about their RAD plans, and Conduct at least two (2) meetings with residents.

These meetings are an opportunity for you to discuss the proposed conversion plans with SHRA, ask questions, express concerns and provide comments. These meetings are also an opportunity to tell SHRA what you think needs to be repaired at the property. SHRA can then consider that information when developing plans for the property.

SHRA must have at least one more meeting with all residents of the property before HUD approves the final RAD conversion. This additional meeting is another opportunity for SHRA to keep you informed and for you to

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**RAD
Rental
Assistance
Demonstration**

**A HUD
Program to
help Housing
Authorities
operate
without losses**

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provide comments about SHRA's RAD conversion plans.

In addition to these resident meetings, your Resident Advisory Board (RAB) will also be consulted and have an opportunity to make recommendations on your SHRA's RAD conversion plans during the PHA Plan public hearing process.

Will the RAD conversion make public housing more difficult for residents?

The RAD program is not intended to make housing more difficult for residents. Residents will retain their protections under the Public Housing program, continue to pay no more than 30% of their adjusted gross income for rent and continue to have access to Resident Services Programs (FSS, ROSS, Life Steps and Jobs Plus) as relative to their property. Residents will also not have to deal with new property managers as SHRA will retain management responsibilities for the properties. The goal of the RAD program is to provide Housing Authorities more flexibility to address deferred maintenance at its public housing sites. Given this goal residents will also benefit from improved living conditions.

What if I need accommodations to participate?

SHRA will make materials available in accessible formats for persons with disabilities and make meetings accessible for persons with disabilities.

SHRA will also provide language assistance to persons with limited English proficiency so that affected resident can understand materials, participate in meetings, and provide comments on proposed RAD conversions. This may include providing written translation of the SHRA's written materials and providing oral interpreters at meetings as necessary.

Will I have to move if my home or building is rehabbed?

If the repairs planned at your property are small, you will most likely be able to stay in your home during renovation. If the repairs planned at your property are more extensive, you will most likely need to be relocated during rehabilitation. Even if you are required to move during the construction, you have a right to return to a RAD-assisted unit after construction is completed.

If relocation lasts longer than 12 months, you benefit from additional protections as a "displaced person" under the Uniform Relocation Act. In this situation, you will be able to choose between the permanent relocation assistance that you are eligible for under the Uniform Relocation Act and the temporary relocation assistance (including the right to return) that you are eligible for under RAD. This is your choice and SHRA must work with you so you have the information you need to make this choice.

What changes will I see in my lease renewal process?

At the time of the RAD conversion, you will need to sign a new lease. Unless there is good cause for eviction based on your actions, your new lease will continue to renew. Under the PBV program, a property owner who tries to end your lease must give you notice and grievance rights similar to the

rights you have under public housing and the owner must follow state and local eviction laws.

Will RAD affect my rights and participation as a resident in the development?

RAD keeps many of the resident rights available under public housing such as the ability to request an informal hearing and the timeliness of termination notification. You also have a right to organize, and resident organizations will continue to receive up to \$25 per occupied unit each year.

Will RAD increase my ability to choose where I live?

In most cases, you will have greater choice in where to live through the RAD "choice mobility option." This option is available under PBV after living in a RAD property for one (1) year. After the required time living in the RAD property after conversion, you may request a Housing Choice Voucher (HCV) and will have priority on the HCV waiting list when an HCV is available.

Will I still be able to participate in self-sufficiency programs?

The public housing Family-Self-Sufficiency Program (PH FSS) helps families obtain and maintain living wage employment (income that covers a family's basic needs) by connecting residents to services. If you are a current participant in an FSS program, you will still be able to participate in FSS after the RAD conversion.

If your development converts to PBV, you will be automatically moved from the public housing FSS to the Housing Choice Voucher FSS program if your PHA has a Housing Choice Voucher FSS program. The rules for both public housing and Housing Choice Voucher FSS programs are very similar.

The Resident Opportunities and Self Sufficiency-Service Coordinators Program (ROSS-SC) program provides public housing residents with coordinators to connect them to supportive services and empowerment activities.

If you are a current participant in the ROSS-SC, you can continue to participate in ROSS-SC until program funding is used up. Once the grant funds are spent, SHRA will pursue other avenues to continue providing services at the RAD properties.

WILL RAD INCREASE RESIDENTS' ABILITY TO CHOOSE WHERE THEY LIVE?

In addition to improved, better quality housing, residents will have greater choice in where to live under the RAD "choice-mobility option." If residents would like to move after the development undergoes a RAD conversion, they may request and receive a Housing Choice Voucher (HCV).

What if I need more information?

For more information, please call SHRA at 916-449-6302. You can also obtain more information on the HUD RAD website at www.hud.gov/rad.

Family Self Sufficiency (FSS) Coordinators and Resident Opportunity for Self-Sufficiency (ROSS) Coordinators

Family Self Sufficiency
Barbara Sargent Housing Choice Voucher
bsargent@shra.org 916-440-1390



My name is Karen Simmons and I'm the County Family Self Sufficiency Coordinator for the Family Self Sufficiency Program (FSS). As a FSS County Coordinator, Your goals and journey towards self-sufficiency is important to me. I'm dedicated to helping you remove the barriers to achieving the success you want.
ksimmons@shra.org
916-449-6314

My name is Alina and I'm a Resident Services Coordinator for the Resident Opportunity for Self-Sufficiency (ROSS) Program. As a ROSS City Coordinator, Your core goals and journey towards self-sufficiency matter to me. I'm dedicated to helping you identify your goals so that you may take them from a creation to an achievement.
Alinarahman@shra.org
916-449-6327



Hi all, my name is Axel Magallanes and I am the Family Self-Sufficiency Coordinator (FSS) for all city properties.

I look forward to working collaboratively to help you achieve what you desire for yourself and family. If you can dream it, you have the power to achieve it!

amagallanes@shra.org
916-440-1356

Hello Everyone, I'm Milani Alexander your County ROSS (Resident Opportunities for Self-Sufficiency) Program, Service Coordinator. I look forward to working with each of you and your families. Let's achieve these goals together! Milani Alexander, Service Coordinator
Malexander@shra.org
916-449-6229



Hi I'm Porsche McCullough, and I'm the City Service Coordinator for Resident Opportunity for Self-Sufficiency Program (ROSS). As a City Service

Coordinator, with the ROSS program, Your goals and journey towards self-sufficiency is important to me. I'm dedicated to helping you remove the barriers to achieving the success you want.
pmccullough@shra.org
916-449-6321

Do you have Medicare *and* Medi-Cal?

If you do, you may qualify for a health plan that can help you get:



Glasses



Dental work



Transportation to the doctor

FSS/ROSS

Ask me for details!

Gerald Booth 916-289-4093, Ca./ Ins./ Lic. # 0F96671



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Tenant Advocates

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NOTICE OF SRAB MEETING

The next **Sacramento Resident Advisory Board 'Quarterly Meeting'** has been set for 1:30 pm October 23, 2020 on *Zoom*. Social distancing rules apply so this meeting will be conducted via Zoom video conference.

Join from a PC, Mac, iPad, iPhone or Android device: Go to <https://us02web.zoom.us/j/83774835184> to join. We ask that you mute your mic except when you are asked to speak. We will enable presenters at 1:30 Please join the meeting before that time. Or join by phone: Dial (for higher quality, dial a number based on your current location): US: [+1 669 900 9128](tel:+16699009128) or [+1 253 215 8782](tel:+12532158782) or [+1 346 248 7799](tel:+13462487799) or [+1 646 558 8656](tel:+16465588656) or [+1 301 715 8592](tel:+13017158592) or [+1 312 626 6799](tel:+13126266799) Webinar ID: 837 7483 5184

COVID-19 IMPACTS RESIDENT MEETINGS

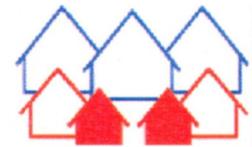
In mid March the governor issued a quarantine order to slow the cases of COVID-19 so as to not overwhelm the hospitals in California. The order and subsequent Sacramento County Health Orders have prohibited public gatherings. In a recent presentation by the governor, he stated that they may apply some restrictions for the flu season also.

In order to meet, we have subscribed to Zoom (<http://www.zoom.us>) for on-line meetings. This has worked well for our meetings. Some members join by laptop and others by phone. We have also met with SHRA in this fashion many times.

We think this would work for resident meetings also. We can host the meetings and invite the guests. Residents can come to the meetings sitting at home, in their car, or in the park. We

are looking into the possibility of providing some equipment to some communities so a few residents, socially distanced, could meet together at their building community room or lobby.

We believe this could work even after we have forgotten all about COVID-19. If anyone is ill or does not have the energy to get out to the meeting they could attend from home.



ILLEGAL ACTIVITY IS NOT TOLERATED HERE

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