

HOUSING AUTHORITY *of the* TOWN OF NEWTON

32 LIBERTY STREET, NEWTON, NEW JERSEY 07860

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

October 8, 2024

Dear Resident of Liberty Towers:

You are invited to a resident meeting to talk about the Newton Housing Authority's plans to convert Liberty Towers from the public housing program to Section 8 rental assistance under the Rental Assistance Demonstration (RAD). The meeting information is:

2:00 PM, Wednesday, October 16th, 2024

In the Liberty Towers Community Room

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 would make it easier for us to access money to repair and improve the property, either now or in the future.

This letter describes your rights under RAD and explains how a RAD conversion might affect you.

Whether we participate in RAD or not, you will still get rental assistance.

Your Right to Information

With this letter, we have included "Attachment #1," which is a description of our current plans for the property. At the meeting, we will describe the RAD program and our current ideas in more detail. We will have a follow-up meeting to provide more information and answer any questions that have come up for you on If we submit an application to HUD and are accepted into the program, we have had at least two (2) additional meetings with you about our plans. You have the right to hear about major changes in the plans for the project, and we will invite you to additional meetings if key features of the plans change. You also have a right to organize and to form a resident council to serve as your voice and to help you become well informed about the RAD plans.

Your Right to Rental Assistance

Our decision to participate in RAD does not affect your rental assistance eligibility. You are not subject to new eligibility screening. If we satisfy all HUD requirements and the property is placed under a Section 8 Housing Assistance Payment (HAP) contract, you have a right to ongoing rental assistance as long as you comply with the requirements of your lease. **In most cases, your rent will not change with the conversion from public housing to Section 8.** In the rare event that your rent calculation would change (most commonly, when you are paying a "flat rent"), the increase would be phased in over time if the increase is more than 10% or \$25/ month.]

Your Right to Relocation Assistance

In some situations, we may need to relocate you from your unit temporarily in order to complete repairs or do construction. Since we are at the beginning of the planning process for the RAD conversion, we don't yet know whether you will need to move. You **do not** need to move now. We do not contemplate that anyone will have to move during construction!

If we require you to move, you 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.

Your Right to Return

If you need to move temporarily for repairs, you have a right to return to an assisted unit once any construction work is done. However, we may need to move you during construction and your post-construction home may be a different unit than your current unit.

You get to return to a RAD Section 8 unit unless you choose to move somewhere else. If you believe the plans prevent you from exercising your right to return, you have the right to object to the plans. RAD program rules require us to make sure that anyone who wants to return can do so.

Don't Put Your Rights at Risk!

You are always welcome to move based on your household's needs and personal goals. However, if the RAD effort requires relocation and 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.

The RAD conversion, and any relocation associated with it, must be implemented consistent with fair housing and civil rights requirements. If you need a reasonable accommodation due to a disability, or have other questions about the RAD conversion, please contact the Executive Director at 973 383-5191 (Opt. 2), who will assist you. If you need to appeal a decision made by us, or if you think your rights aren't being protected, you may contact the Newark Field Office of HUD at 973 776-7200.

Because we are very early in the process, the plans for the RAD conversion are likely to change. We are holding resident meetings to share our current ideas and will keep you informed about major changes to these ideas as we develop our plans. You should also share with us any information you have on repairs that need to be made, since you know the property best. We will give that information to the people who are helping us figure out what work needs to be done at the property.

We hope this letter gives you useful information about your rights. We are also including with this letter a fact sheet that may help you understand the RAD program better. We encourage you to come to the resident meetings to learn more about how the RAD conversion would impact your property and you. If you have additional questions about RAD and would like to contact HUD directly, you can do so by sending an email to rad@hud.gov.

Sincerely,



WILLIAM F. SNYDER
Executive Director

Attachments: Project-Specific Fact Sheet
 Fact Sheet #1: RAD Overview

Attachment #1
Project-Specific Fact Sheet

The Newton Housing Authority, NJ076, is proposing to convert its entire public housing portfolio to Section 8 under the Rental Assistance Demonstration Blend for Small Housing Authorities. The conversion includes one (1) site listed in the PIC system as one (1) Asset Management Project (AMP) as Project NJ076000001 (Liberty Towers).

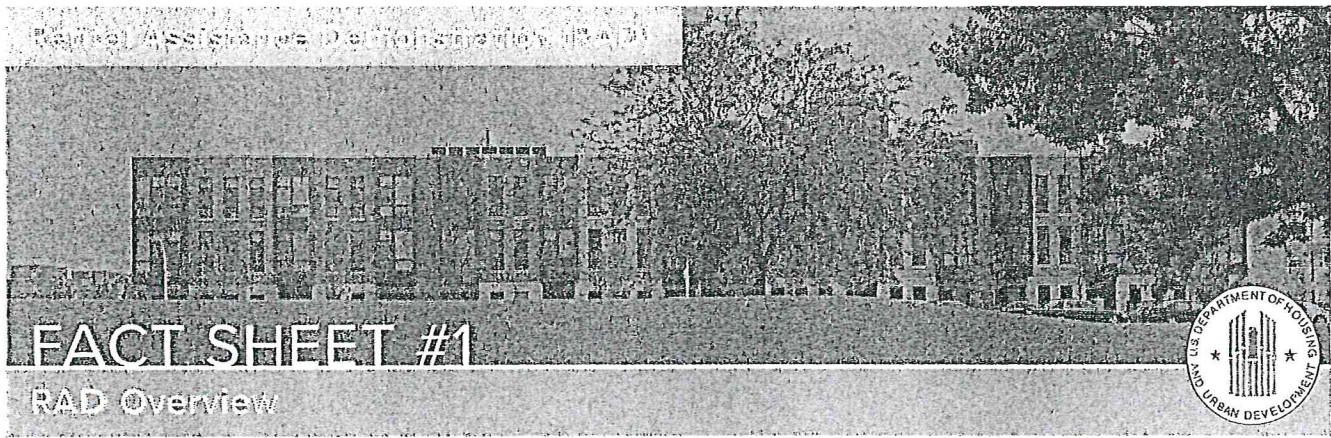
The Newton Housing Authority will retain title to the property and continue to administer it as affordable housing for low-income families after release of the Annual Contributions Contract/ Declaration of Trust and the receipt of Project Based Section 8 Vouchers (PBA). Several resident meetings were conducted to explain the conversion process and resident impact. The Newark Field Office of HUD was invited to attend this resident meeting. Residents were informed about potential work items that may be considered at Liberty Towers as a result of the conversion. The Newton Housing Authority anticipates closing on the conversion before the end of 2024. The estimated schedule is as follows:

RAD Closing

March 31st, 2024, 2024

The entire process can be expedited due to there being no relocation contemplated. However, the schedule is subject to change due to factors beyond the control of the Housing Authority. In conclusion, it should be noted that the conversion of these apartments will enable the housing authority to have a better and more reliable funding source for its maintenance and operations of the units. In light of the fact that the capital funds for maintenance of public housing have never been enough to keep up with the demand, the additional funds generated through the conversion will enable the housing authority to upgrade its housing stock and maintain it for years to come. This conversion will ensure the long-term viability of both properties for the elderly and families.

**Attachment #2
RAD Fact Sheet**



What is RAD?

RAD stands for Rental Assistance Demonstration. RAD is a tool developed by the U.S. Department of Housing and Urban Development (HUD) to address living conditions in public housing properties. RAD allows public housing authorities to “convert” public housing subsidy into a Section 8 subsidy that is tied to the property. **These fact sheets are intended for residents of public housing properties that may be participating in RAD.**



Why was RAD Created?

Public housing properties across the country need billions of dollars to pay for the repair of broken systems or replacement of outdated appliances. Public housing authorities (PHAs) do not have enough money to keep their public housing properties in good condition and make the necessary repairs. As a result, many public housing residents nationwide have seen conditions at their property worsen.

RAD was created to allow PHAs to access additional sources of funding to maintain, repair, and replace public housing properties. After a RAD conversion, the federal government continues to provide rental assistance through a Section 8 contract and ensures the property remains permanently affordable; residents continue to benefit from the same rights and protections that they had under the public housing program.



What is a RAD Conversion?

A RAD Conversion is the process of changing how the rent subsidy is delivered to a property from the Public Housing program to a Project-Based Section 8 program.



What are PHAs Required to do in a RAD Conversion?

The requirements that PHAs must follow in order for a public housing property to participate in RAD is described in the RAD Implementation Notice published by HUD ([PIH 2019-23/H 2019-09](#)). They include:

- ☑ The PHA is required to consult with residents throughout the conversion process and consult with the community and Resident Advisory Board (RAB) through the PHA Plan process.
- ☑ No resident may be displaced involuntarily. Every resident has a right to remain in the property or to return to the property if temporary relocation is necessary in order to complete repairs or construction.
- ☑ The PHA is required to show that it is repairing or replacing all broken or outdated items at the property. While an inspector will identify the items that need to be replaced or repaired, residents are encouraged to communicate known issues directly to the PHA.
- ☑ The public housing units must be replaced one-for-one, with limited exceptions. This means that generally there must be the same amount of affordable housing after the RAD conversion. HUD allows units to be eliminated that have been vacant for 2 or more years, permits up to 5% reduction in total affordable housing units, and allows housing units to convert to community space for services. However, such reductions are rare.
- ☑ The PHA or a non-profit must continue to own or control the property following RAD conversion. In most cases the PHA continues to own the property directly. In some cases, the PHA will partner with other affordable housing providers.
- ☑ All properties enter a long-term (15 to 20 years) Section 8 contract that must be renewed each time that it expires. This ensures that the property will remain affordable permanently.
- ☑ Residents keep the same basic rights from public housing and gain a new right to request a “choice-mobility” voucher. After living in a RAD property for either 1 or 2 years, a family may request a voucher that they can use to rent a qualifying home of their choosing. With the voucher they will continue to pay 30% of their adjusted income towards rent.

These and many other topics are covered in the remaining fact sheets.



Will I Keep My Rental Assistance?

In a word...Yes. **No resident can be displaced involuntarily or pay an unaffordable rent.**

Residents of public housing developments participating in RAD are guaranteed the right to ongoing housing assistance. All residents will either remain in their property, or if temporary relocation is needed to make repairs, be offered the opportunity to return to the property after repairs have been completed. Residents may also choose to accept an alternative housing option, if offered. **Residents under lease in the public housing program cannot be rescreened when the property comes under a Section 8 contract.**



Will RAD Affect My Rent?

Most residents will not have rent increases because of RAD. Like in most public housing, Section 8 residents pay 30% of their income towards rent and utilities. As in public housing, your rent will increase if your income increases and decrease if your income decreases.

However, if you are currently paying a “flat rent” in public housing, your rent will transition to a new formula based on the lower of the Total Tenant Payment minus any utility allowance or other rents in the area. If this transition leads to a rent increase, your new rent may be phased in over 3 to 5 years. Under RAD, you will never pay more than 30% of your household’s adjusted income towards rent. (For more information, see [Fact Sheet #6: Rent](#))



Will I Have to Move?

Most repairs made as part of RAD allow you to stay in your home during construction. However, some apartments and buildings need more extensive repairs that require residents to move out during construction.

In these cases, the PHA will pay for temporary relocation and you will be protected by RAD relocation rules. You will have the **right to return** to the property once construction is completed.

If construction at your property takes longer, the PHA may offer you other housing options, such as another public housing unit or a **tenant-based voucher** that you can use to rent a qualifying home you choose and continue paying 30% of your income towards rent. (For more information, see [Fact Sheet #9: RAD and Relocation](#))



Will RAD Affect My Rights Under My Lease?

RAD maintains the resident processes and rights under public housing, including:

- Requires lease renewal, except with good cause (For more information, see [Fact Sheet #7: Your Lease](#))
- A right to organize and have access to tenant participation funds to support resident organizing and participation (For more information, see [Fact Sheet #8: Resident Organizing and Funding](#))
- Procedures for hearing grievances and minimum timelines for being notified if your assistance is being terminated. (For more information, see [Fact Sheet #10: Resident Grievance and Termination Rights](#))
- Continued participation in FSS, ROSS, or Jobs Plus, while funding remains available. (For more information, see [Fact Sheet #11: Family Self-Sufficiency & Resident Opportunities And Self-Sufficiency](#))

RAD also gives residents a significant new right to request a tenant-based, “choice-mobility,” voucher. (For more information, see [Fact Sheet #12: Choice Mobility](#))



Who Will Own and Manage the Property?

Most but not all public housing is owned by a public housing authority (PHA) and most, but not all, RAD converted properties are also owned by a PHA. Sometimes, the owner of the property changes through RAD. However, in all cases RAD requires that a public entity, generally the PHA, or a non-profit retain ownership or control of the property. In some cases, particularly when the PHA is using the Low-Income Housing Tax Credit (LIHTC) program to fund repairs, the PHA may partner with other housing organizations to own the property together. As with some public housing properties today, the PHA may partner with another company, including a for-profit, to manage the property day-to-day.



How Can I Be Involved?

HUD encourages residents and their PHAs to work together during the RAD conversion process. PHAs are required to hold meetings with residents and send notices at various stages in the conversion process to educate residents about RAD and provide updates on plans. Once the RAD application has been accepted, HUD encourages PHAs to hold quarterly meetings with residents. During these meetings, you can **learn about the conversion plans, ask questions, express concerns, and provide comments**. The PHA must submit your comments and its responses to HUD. (For more information, see [Fact Sheet #5: Resident Engagement and Consultation](#))



How Will the PHA Ensure Everyone Can Participate in the RAD Process

PHAs must provide adequate notice of meetings and work to reduce barriers to resident participation. For example, by providing childcare or refreshments. Meetings should be convenient (place and time) for residents and accessible to residents with disabilities.

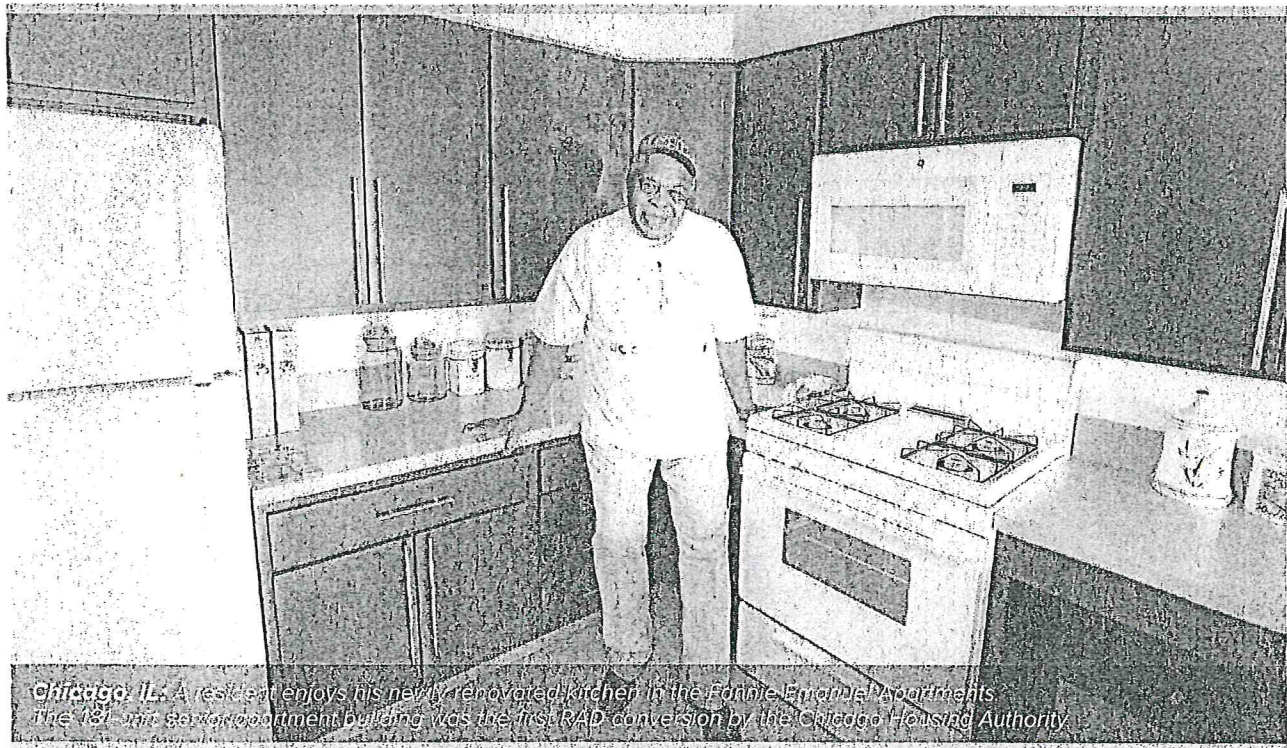
Meeting notifications and materials must be available in accessible formats. PHAs must use effective communication for people with disabilities including providing materials in appropriate alternative formats (Braille, large type, accessible email, etc.), and providing sign language interpreters and assistive listening devices at meetings as needed. Electronic (virtual) or in-home meetings should be offered when needed.

The PHA must provide meaningful access to its programs and activities for people who have a limited ability to read, speak, or understand English. Language assistance may include providing translated notices and oral interpretation of meetings.



Who Can I Talk to if I Have Questions?

You should talk to a PHA representative if you have specific questions about the RAD conversion process and the specific plans for your property. You may also direct any questions to HUD at rad@hud.gov and Office of Recapitalization staff will respond confirming receipt and indicating next steps.



Chicago, IL: A resident enjoys his newly renovated kitchen in the Fannie Brantley Apartments. The 181-unit senior apartment building was the first RAD conversion by the Chicago Housing Authority.

