



You are encouraged to attend a meeting, but you are not required to attend. You do not have to respond to this notice.

June 30, 2017

Informational Notice to Residents about Possible Changes in Public Housing Programs

Dear Public Housing Resident:

Funding for the Public Housing Program is decreasing, at the same time public housing properties are aging and in need of many expensive repairs or improvements. The PHA is in the process of exploring options for more stable funding sources. At the same time, the PHA is also exploring ways to reduce costs.

On June 28, 2017, the PHA's Board of Commissioners authorized staff to begin meeting with residents and other community members to talk about one of these options known as RAD (Rental Assistance Demonstration). The RAD program is a voluntary program of the U.S. Department of Housing and Urban Development (HUD) and allows a PHA to convert all or part of its public housing units to a form of Section 8 rental assistance that provides greater long-term funding stability. RAD is designed to help housing authorities like the PHA preserve and improve affordable housing.

Please see the attached RAD Information Notice for more information about the RAD program. We are sending this letter and its attachments for the following reasons:

- To provide you with some general information about RAD and the potential ability of RAD to help preserve the PHA's affordable housing,
- To inform you of your basic rights throughout the process, and
- To invite you to attend an upcoming informational meeting where you will be able to ask questions, make comments, and obtain more information about possible program changes.

**NO CURRENT RESIDENTS WILL LOSE THEIR HOUSING ASSISTANCE
BECAUSE OF CHANGES IN PUBLIC HOUSING PROGRAMS**

A list of scheduled meetings to discuss RAD is included with the RAD Information Notice attached to this letter. These meetings are optional but we highly recommend you attend one or more of the scheduled meetings to learn about RAD. You may attend any meeting at any location that is most convenient for you. The PHA is still at the early stages of the exploratory process, but if the PHA ends up pursuing RAD, current residents who are complying with their lease are assured that they will continue to have rent assistance and will not have to move because of RAD.

If you have any questions prior to the informational meetings, please contact your Housing Manager.

Enclosures: RAD Information Notice & Meeting Schedule; Translations



RESIDENT INFORMATION MEETING SCHEDULE

- PHA staff encourage all residents to attend at least one of the informational sessions to learn more about the possible program changes, including HUD’s Rental Assistance Demonstration (“RAD”) program. Questions, comments, and concerns will be addressed by PHA staff at these meetings.
- You may attend any of these meetings, so you can select a meeting time and place that is convenient for you.
- If you require an interpreter please contact the location of your choice and request an interpreter at least five (5) days in advance of the meeting.

Date	Time	Location	Address
July 10, 2017	3:00 PM	Edgerton Hi-Rise Community Room	1000 Edgerton Street
July 10, 2017	5:00 PM	Neill Hi-Rise Community Room	325 Laurel Avenue
July 11, 2017	2:00 PM	Wabasha Hi-Rise Community Room	545 Wabasha Street North
July 11, 2017	6:00 PM	Mt. Airy Community Center	91 East Arch Street
July 12, 2017	10:00 AM	Montreal Hi-Rise Community Room	1085 Montreal Avenue
July 12, 2017	1:00 PM	Cleveland Hi-Rise Community Room	899 Cleveland Avenue South
July 12, 2017	5:30 PM	Iowa Hi-Rise Community Room	1743 Iowa Avenue East
July 13, 2017	10:00 AM	Seal Hi-Rise Community Room	825 Seal Street
July 13, 2017	1:00 PM	Hamline Hi-Rise Community Room	777 Hamline Avenue
July 13, 2017	3:00 PM	Wilson Hi-Rise Community Room	1300 Wilson Avenue
July 13, 2017	4:30 PM	McDonough Community Center	1544 Timberlake Road
July 14, 2017	9:00 AM	Front Hi-Rise Community Room	727 Front Avenue
July 14, 2017	10:00 AM	Valley Hi-Rise Community Room	261 University Avenue East
July 14, 2017	1:00 PM	Ravoux Hi-Rise Community Room	280 Ravoux Street
July 17, 2017	5:30 PM	Roosevelt Community Center	1575 Ames Avenue East
July 17, 2017	6:00 PM	Dunedin Hi-Rise Community Room	469 Ada Street
July 18, 2017	9:00 AM	Central Hi-Rise Community Room	554 West Central Avenue
July 18, 2017	3:00 PM	Mt. Airy Hi-Rise Community Room	200 Arch Street East
July 18, 2017	5:00 PM	Exchange Hi-Rise Community Room	10 West Exchange Street

RESIDENT ADVISORY BOARD MEETING & PUBLIC HEARING

August 15, 2017	2:00pm	McDonough Community Center	1544 Timberlake Road
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“RAD” INFORMATION NOTICE

General Description of HUD’s Rental Assistance Demonstration (“RAD”)

The Rental Assistance Demonstration (“RAD”) is a voluntary program of the U.S. Department of Housing and Urban Development (HUD). This program is designed to help housing authorities preserve and improve affordable housing by allowing them to convert their public housing properties to one of two types of project-based Section 8 assistance. Such a change could give the PHA more stable funding over the next 20 years, preserving the very affordable housing that public housing provides now.

Saint Paul Public Housing (PHA) is currently on a waitlist for inclusion in this program. HUD may notify the PHA soon that the PHA may proceed with a RAD conversion application. Should the PHA be selected to proceed with a RAD conversion, the process may take several months.

The Conversion to RAD

During the conversion process, early conceptual plans may change as the PHA gathers more information, including, among other items, resident opinions and analysis of the capital needs of the properties.

Resident Relocation Rights; Relocation Not Anticipated

At this time, the PHA does not anticipate any need for relocation of residents due to a RAD conversion. We are required to notify all residents of their relocation rights under RAD. Your rights are as follows:

- You have a right to remain in any unit converted to RAD or, if any relocation is required, a right to return to an assisted unit in the Covered Project (which may be at a new site in the case of a transfer of assistance).
- You cannot be required to move permanently without consenting to the move (except in the case of a transfer of assistance when you may be required to move a reasonable distance, as determined by HUD, in order to follow the assisted unit).
- If any relocation is involved in the RAD transaction, you are entitled to relocation protections under the requirements of the RAD program and, in some circumstances, the requirements of the Uniform Relocation Act (URA). Those protections may include advance written notice of any move, advisory services, payment(s) and other assistance as applicable to the situation.
- Any resident-initiated move from the Converting Project could put any future relocation payment(s) and assistance at risk. Therefore, you should not to move from a Converting Project. (At this time, there are no Converting Projects.)



“RAD” INFORMATION NOTICE, Continued

Residents Will Not Be Subject to Rescreening

If your property is converted to RAD, you will not be subject to any rescreening for eligibility as a result of the conversion.

The PHA will follow all Fair Housing and Civil Rights Requirements

The RAD transaction will be completed consistent with Fair Housing and Civil Rights requirements. Reasonable accommodation requests during the conversion process can be submitted through your location’s Management office.

Resident Information Meetings Scheduled

PHA staff encourages all residents to attend at least one of the informational sessions to learn more about the RAD program. Questions, comments, and concerns will be addressed by PHA staff at these meetings. The schedule of meetings is enclosed with this notice. If the PHA is chosen to participate in RAD, there will be more resident meetings scheduled as required by the RAD notices.

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English

This information is important, if you do not understand it, please call your PHA representative, for free language assistance

Hmong

Cov ntaub ntauv no tseem ceeb, yog koj tsis to taub, thov hu rau koj tus neeg PHA sawv cev, kom pab txhais lus pub dawb rau koj.

Somali

Macluumaadkan ayaa muhiim ah, oo haaddii aadan fahmin, fadlan wac wakiilkaaga PHA, si aad u hesho caawimo luqadeed oo lacag la'aan ah.

Oromo

Beekifni kun baay'ee barbaachisaa dha. Dhimmi isaa isiniif ifa ta'u yoo baate, bakka bu'aan Bulchiinsa Mana Mootummaa Magaala (PHA) gargaarsa tajaajila Afaani tolaan akka isiniif kennu bibilaan gaafadha.

Amharic (Ethiopian)

ይህ መረጃ በጣም ጠቃሚ ነው፤ ሃሳቡን መረዳት ካልቻሉ፣ ለመንግስት መኖሪያ ቤቶች ባለስልጣን ተወካይ (PHA) ስልክ በመደወል ከክፍያ ነጻ የትርጉም አገልግሎት ማግኘት ይችላሉ።

Spanish

Esta información es importante, si usted no lo entiende, por favor póngase en contacto con PHA para asistencia lingüística gratuita

Russian

Эта информация очень важна. Если вы не можете ее понять, обратитесь к представителю PHA, и вам будут предоставлены бесплатные услуги перевода

Karen

တၢ်ဂ့ၢ်တၢ်ကျိၤဆၢဆူဒိၣ်မး, နမ့ၢ်တနၢ်တၢ်ဆီၤဆယိ, ဝံသးဇူၤကိ: PHA ဆၢပုၤစၢ်ခး, လၢနကမၤန့ၢ် တၢ်မၤစၢၤကလိနၤလၢကျိၢ်ဆတၢ်ဂ့ၢ်ကိဆၢတၢ်က့ၢ်

Lao

ຖ້າຫາກວ່າທ່ານບໍ່ເຂົ້າໃຈໃນຂໍ້ຄວາມສຳຄັນ, ທ່ານຕ້ອງໂທໄປຫາທັງຫ້ອງການເຮືອນ ຫວວງ PHA ພວກເຮົາຈະຊ່ວຍອະທິບາຍໃຫ້ທ່ານ.