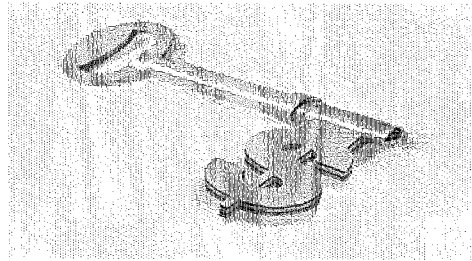


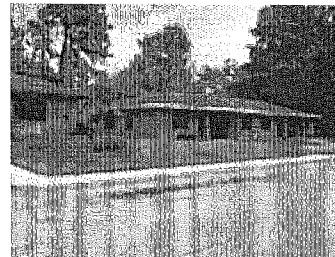
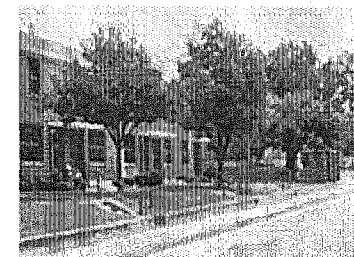
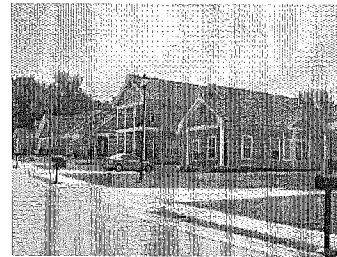
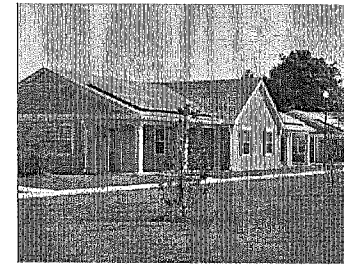
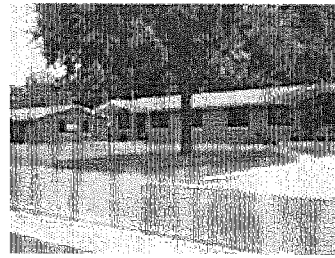
Rental Assistance Demonstration (RAD) Program Overview



Macon Housing Authority
September 12, 2012

Potential RAD Properties:

- 2009 Vineville
- Anthony Homes
- Bartlett Crossing
- Bowden Homes
- Davis Homes
- Felton Homes
- McAfee Towers
- Mounts Homes
- Murphey Homes
- Pendleton Homes
- Scattered Sites



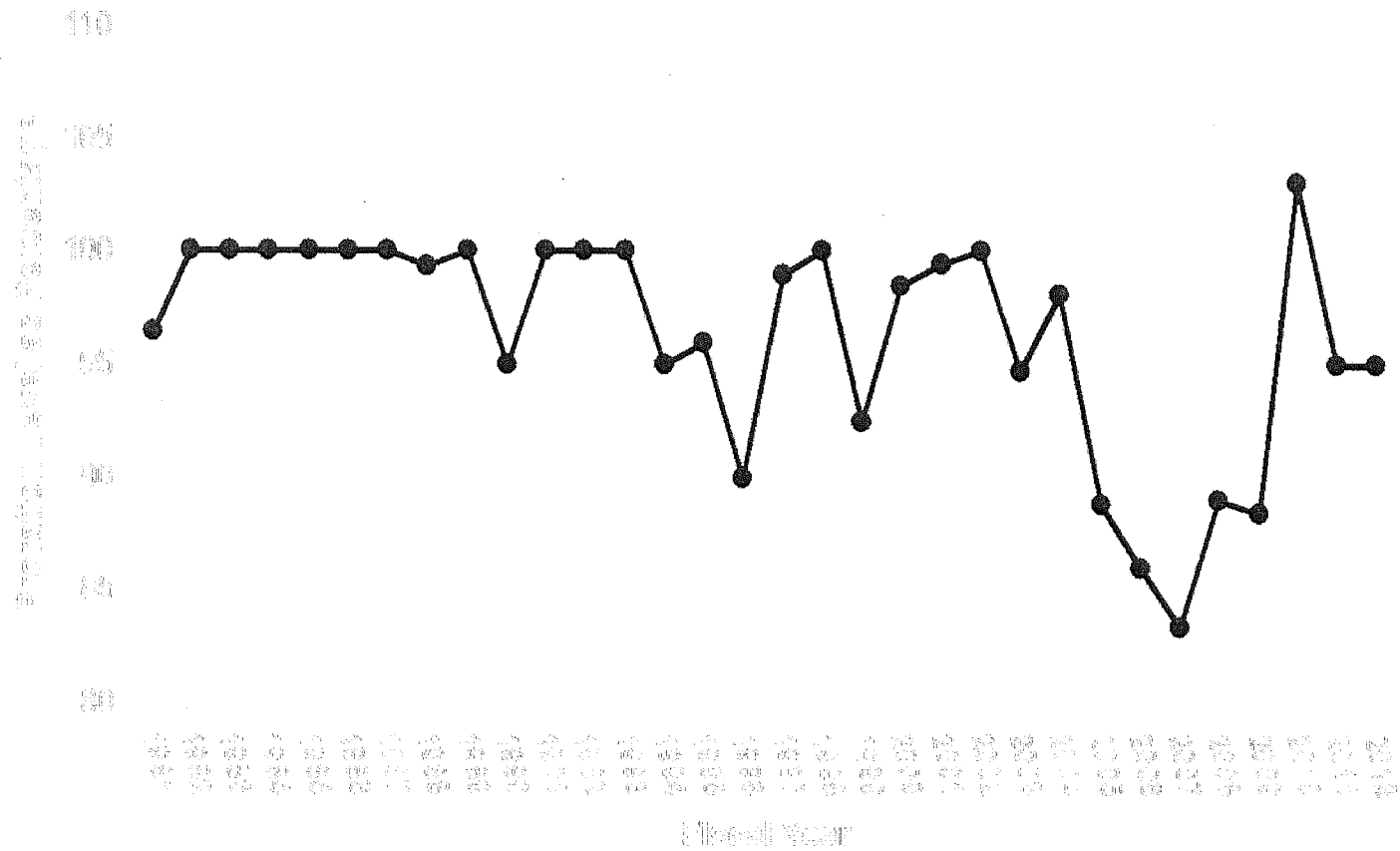
What is “RAD”?

- Simply stated, RAD is a HUD program that allows the subsidy (rent payment) from HUD’s public housing division to be “converted” to Section 8 subsidy
- This means that MHA could enter into a contract with HUD for 20 years (known as a “HAP Contract”)
- By signing a HAP Contract, HUD guarantees stable rent subsidy
- RAD will only be awarded to a very small number of properties in the United States, which means it is VERY competitive

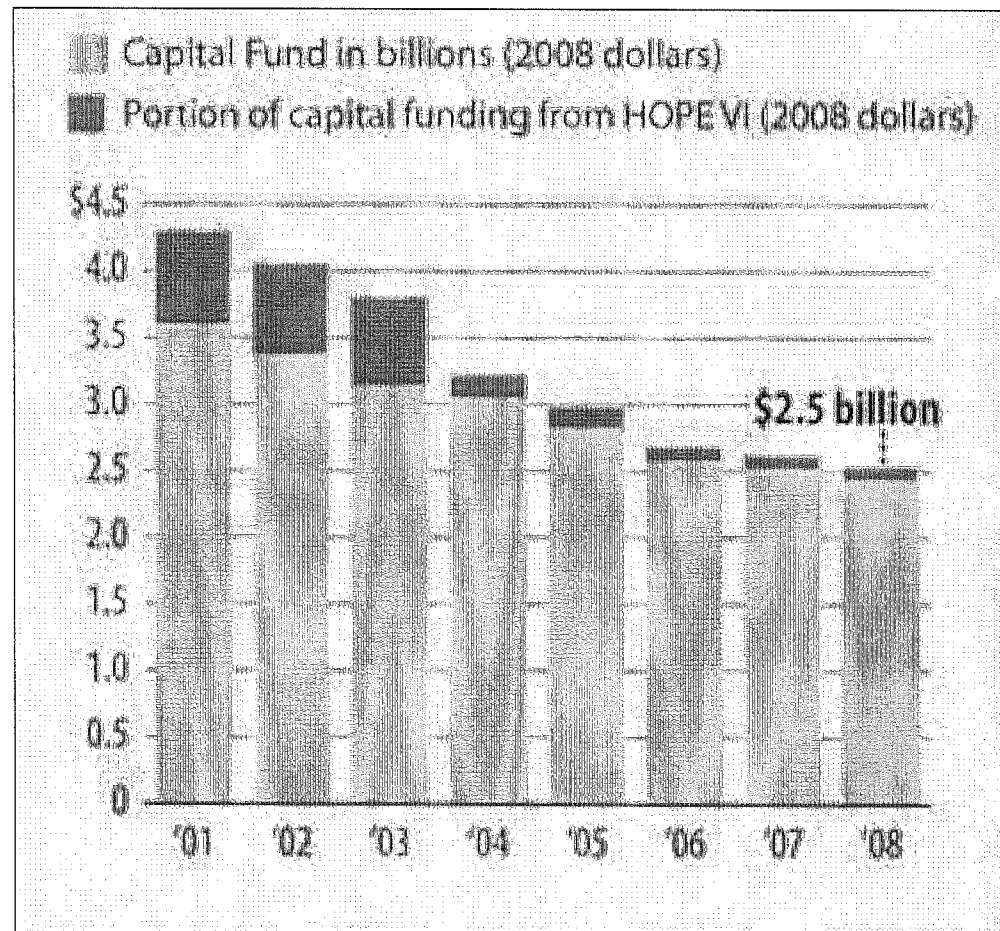
Why RAD?

- Stabilize our HUD subsidy and stop downward trend
- Reduce regulatory requirements
- Will allow us to make some immediate repairs
- Transfers site from Public Housing to Section 8
- Offers residents greater choice and mobility
- Guarantees permanent affordability of units

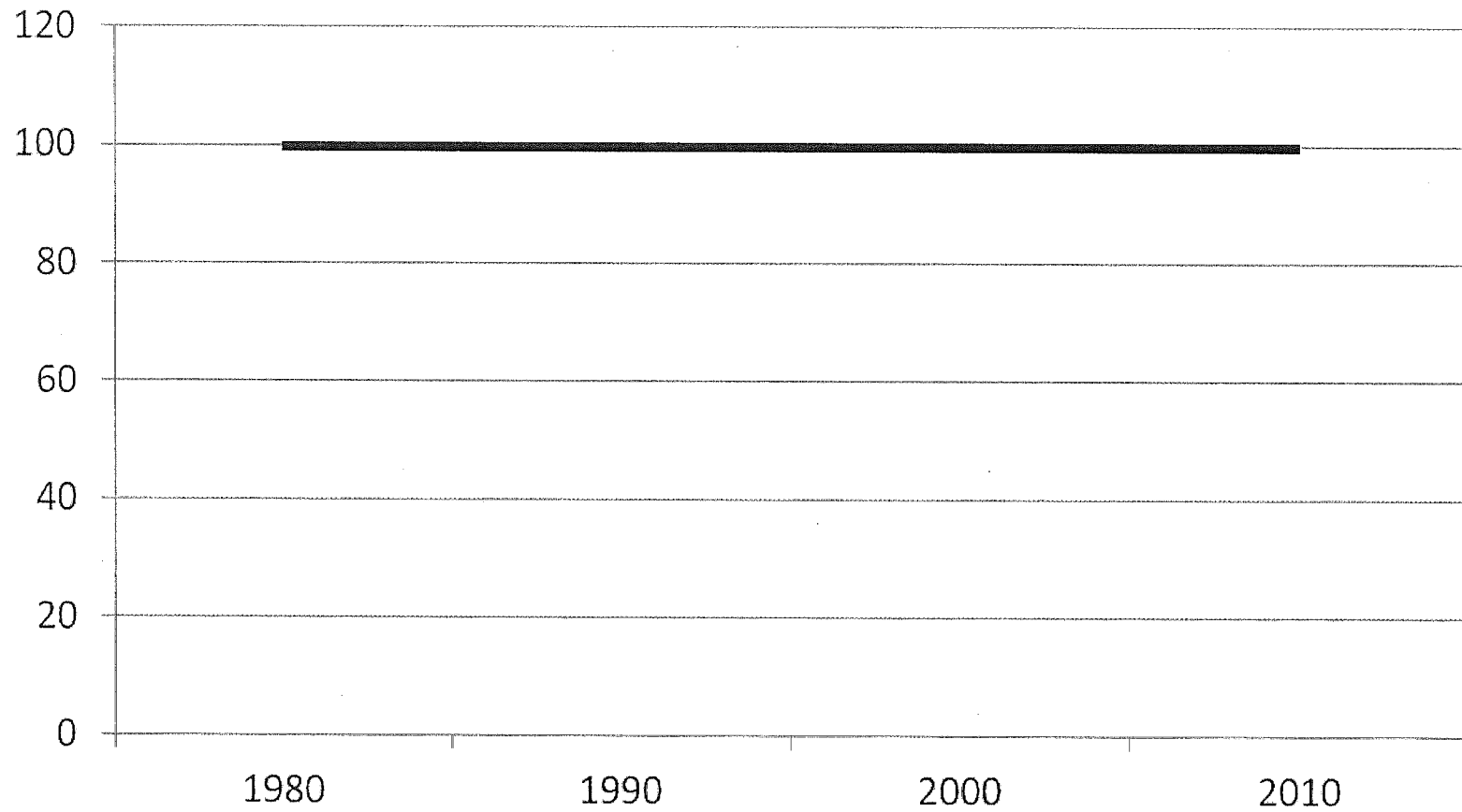
Public Housing Funding



Capital Funds



Proration of PBRA



What Does RAD Mean for You?

- A RAD conversion means that your rental unit MAY receive some minor upgrades (depending on the age and condition of your neighborhood):
 - New kitchen cabinets
 - New hot water heaters
 - New flooring
 - Upgrades to the heating and air conditioning units, etc.
- For your protection, your portion of rent will likely stay the same
- In cases where your portion of rent increases as a result of RAD, MHA may phase in the increase over a 3 to 5 year period

The Voucher Option

- After approximately 2 years, you **MIGHT** be eligible to receive a Section 8 voucher to move somewhere else
- Section 8 vouchers are very limited, so MHA would develop a waiting list to be administered in a fair and consistent manner
- RAD will not force you to move out of your unit (unless you are over income or you fail to adhere to your lease agreement)

Special Protections for Residents

- MHA will continue to recognize and work with legitimate resident organizations (resident advisory boards, etc.)
- Residents still have the same procedural rights currently in place now with regard to grievance procedures, namely:
 - The current grievance process
 - Hearing rights
 - The right to be represented by a person(s) of their choice during a hearing
- For the most part, you would not notice a difference in the day-to-day management of your neighborhood

What Happens Next?

- If MHA decides to submit an application for your neighborhood, MHA will:
 - Hold one more meeting with you to explain further details of the RAD program
 - This will occur before the October 24, 2012 application deadline
- If your neighborhood is selected for RAD, then MHA can take up to a full year to make the final arrangements for full conversion

What Happens if it is Determined that My Neighborhood is Not a Good Candidate for RAD?

- MHA will withdraw its commitment for RAD
- All conversion activities would stop and your neighborhood would continue to operate as public housing

Questions

