

## **RAD RESIDENT MEETINGS**

### **STEAMBOAT SQUARE COMMUNITY ROOM**

**AUGUST 21, 2018 6:30PM & August 23, 2018 5:00PM**

#### Agenda

1. Introduction/Welcome
  - a. Steve Longo, Executive Director
  - b. Chiquita D'Arbeau, Deputy Director
  - c. Di Ma, General Counsel
2. What is RAD?
  - a. Rental Assistance Demonstration (RAD) is a voluntary program of HUD. RAD seeks to preserve public housing by providing public housing agencies with access to more stable funding to make needed improvements to properties.
  - b. Distribute RAD Resident Fact Sheets downloaded from HUD.gov
3. Vouchers
  - a. PBV versus PBRA
  - b. Impact on residents paying flat rent versus income-based rent
4. Development partners
  - a. Edgemere and Home Leasing will be our developer partners
  - b. After development, AHA alone will manage the properties
5. Unit configuration
  - a. Studios will be expanded
  - b. Existing decommissioned units will be converted to new units
  - c. Development plans are still tentative. The end results depend on resident feedback, scope of work, and funding available. AHA will explore tenant-in-place renovations. If residents need to be displaced, the Uniform Relocation Act will offer resident protection. Displaced residents will work with AHA's relocation staff to develop individual plans and will receive priority in returning to Steamboat Square apartments. Prior to any impact, AHA will provide continuous correspondences and arrange multiple resident meetings in advance.
6. Scope of work
  - a. Updating exteriors – no development plans to share yet.
  - b. Modernizing interiors – Some apartments will receive new kitchens and floors. At 230 Green Street and 20 Rensselaer Street, AHA will renovate every unit and explore the possibilities of central air and individual laundry hook ups.
7. Q&A
8. Contact information
  - a. If any resident has further questions, Ms. D'Arbeau distributed her contact information.

**STEAMBOAT SQUARE Q&A**  
**AUGUST 21, 2018 6:30PM**

1. What kind of vouchers will be available under RAD?  
Mr. Longo explained PBV and PBRA.
2. How long is the process?  
For RAD, we will submit the application by September 4, 2018 and wait for HUD's review. For the renovations, we will apply for tax credit awards in December 2018 and wait for HCR's review. If awarded, we will close the transaction by end of 2019 and start construction.
3. Can I come back to my apartment?  
Displaced residents will receive priority in returning to the units. Displaced residents may also elect to stay elsewhere.
4. Will anything change at 200 and 220 Green Street?  
AHA plans to install new kitchens and maybe some new floors.
5. What if I receive DSS vouchers?  
The rent calculation is not affected by income source.
6. In terms of rent calculation, are RAD and Section 8 different?  
Under both programs, residents may elect to pay the lower of flat rent and income-based rent (30% of income for both programs).
7. What are the RAD flat rents?  
AHA will provide the figures at a later date.
8. Will the new units be handicap accessible?  
Yes. 5% of all units will be fully accessible by residents with mobility impairments.
9. Do residents need to complete RAD applications?  
No.
10. Do we have to come to both meetings?  
No. Both meetings will contain the same information.
11. Can AHA elaborate on relocation plans?  
No, not at the moment. The architects and engineers are still evaluating the properties. However, we have implemented many relocation plans in the past including at Ida Yarbrough Homes most recently. AHA stopped leasing units close to relocation time and reserved vacant units for residents undergoing relocation. AHA's experienced relocation team will devise individual relocation plans for every resident. AHA can also issue Section 8 voucher were appropriate and available.
12. During the RAD conversion process, can residents apply for Section 8?  
Residents can apply but it is a long waitlist.
13. Will other programs be affected, such as the Re-entry Pilot Program?  
No.
14. What if I'm on the transfer list?  
There is no impact on transfer procedures.
15. Will you send mail to the residents before the RAD conversion?  
Absolutely. Throughout the entire process from application to final conversion, AHA will host the legally required number of meetings at a minimum. AHA will also continue to distribute updates to residents and solicit resident feedback. Residents are encouraged to visit with property managers to obtain more information.

**STEAMBOAT SQUARE Q&A**  
**AUGUST 23, 2018 5:00PM**

1. Why are 200 and 220 Green Street apartments not being completely renovated?  
230 Green Street and 20 Rensselaer are priorities due to decommissioned units. 200 and 220 Green Street apartments will receive new kitchens and maybe new flooring.
2. How many more families will move in?  
It is too soon to tell.
3. Is the contractor based in Albany?  
No. Home Leasing Construction is based in Rochester. This company will serve as the general contractor. AHA selected Home Leasing Construction based on its success on Clinton Avenue. This company has a proven track record in hiring local subcontractors including residents.
4. Can AHA renovate my apartment while I live there?  
Maybe. It is based on the scope of work and funding available.
5. Will the new units be handicap accessible?  
Yes. 5% of all units will be fully accessible by residents with mobility impairments.
6. What if I want a smaller apartment?  
AHA will consult with residents throughout the development process. If a resident wishes to downsize, AHA will accommodate the request.
7. Where will I move to, if required to move?  
AHA's experienced relocation team will devise an individual plan for every displaced resident and the Uniform Relocation Act will protect the resident during the move.
8. How long is the process?  
For RAD, we will submit the application by September 4, 2018 and wait for HUD's review. For the renovations, we will apply for tax credit awards in December 2018 and wait for HCR's review. If awarded, we will close the transaction by end of 2019 and start construction.
9. Can I take my cat with me?  
Yes.
10. I live on the bottom floor of 230 Green Street. How will I be impacted?  
AHA will either renovate the unit while you live in the apartment or temporarily relocate you. It is nature to feel anxious without concrete details. However, AHA is very experienced in relocation. At North Albany Homes, we relocated approximately 280 families in one summer successfully.
11. What is my new rent?  
The actual numbers will be shared with all residents at a later date. However, the two options remain flat rent and income-based rent.
12. Will we receive central air?  
Yes, if there is funding available.
13. Will we be charged extra under RAD?  
RAD itself does not add any costs to the resident. For income-based rent, residents will not see a different. For flat rent, there may be small differences.
14. How long will the renovations take?  
Depends on the scope of work. If new kitchens, we renovated the Steamboat Square townhouses at an average rate of 2-3 days per kitchen.

15. Will there be new floors?  
There will not be carpet. AHA will bring luxury vinyl samples to residents. In bathrooms, AHA will explore ceramic tiles.
16. Can I stay at the transfer location?  
Yes.
17. What about parking?  
With increased number of units after the redevelopment of 230 Green Street and 20 Rensselaer, AHA will comply with the City of Albany code and increase parking spaces if necessary. (Residents did not report an existing shortage at this meeting.)
18. Will we have a new laundromat?  
Yes. AHA will also explore individual laundry hook ups in each unit.
19. Can 230 Green Street receive a handicap door?  
AHA will immediately look into this matter regardless of RAD.
20. Will we have a senior room?  
Each AHA property has a community room. Throughout the entire development process, AHA will solicit resident feedback on common areas.