



Housing Authority of the City of Milwaukee (HACM)

Rental Assistance Demonstration Resident Meetings

July 13, 2015 at 6:00 pm

July 14, 2015 at 9:00 am

Speakers: Willie Hines Jr., Associate Director, HACM
Ken Barbeau, Director of Community Programs & Services, HACM

Introduction: Housing Authority of the City of Milwaukee (HACM) invited residents from all projects covered by the RAD applications to two centralized meetings. Additional communication meetings will be held for residents in the future. Approximately 329 residents attended the two meetings.

An overview of the program was presented via PowerPoint, and then Questions were taken and responses were provided.

Questions from the 6 p.m. meeting: (229 estimated people)

- 1) You said I will be relocated and you will pay for expenses. Will you pay for our expenses to be located back?
A: Yes, HACM will pay for all relocation expenses.
- 2) Will I have to pay a security deposit when I am relocated?
A: HACM will use your existing security deposit, if relocated to another HACM location.
- 3) Since I have to move, can I stay living in the new location and continue to pay my existing rent?
A: HACM will have temporary and permanent relocation options, and those options will be decided on a development-by-development basis. You will not pay more than 30% of your income. There may be a slight change in rent for those who are paying the highest level of rent, but it won't be a big change from flat rents.
- 4) Do we have to complete a RAD application?
A: Residents will not have to complete an application; the Housing Authority will complete the application.
- 5) How long will I be relocated?
A: It will depend on the needs of the development. As we develop the plans specific to the development, we will communicate with residents.
- 6) If the RAD application is not accepted, what happens then?
A: HUD will decline an application if it is not financially feasible. If that happens, HACM will continue to provide Section 9 Public Housing.
- 7) Is this also for Section 8?
A: The RAD program is changing the Section 9 Public Housing platform to a Section 8 platform. RAD will not affect our existing Section 8 tenants.
- 8) If I do not participate in the program, what will happen?
A: The Housing Authority Board of Commissioners and staff decide whether or not to participate in this program. If at any time we think RAD is not in the best interest of the residents, we will no longer pursue it.

- 9) How does HACM get out of line for the RAD application?
A: The Executive Director will send a formal letter to the HUD field office and inform them of our withdrawal.
- 10) Is there anything we can do to attack Congress and tell Congress we need more funding?
A: I would encourage resident organizations to talk to Congressional representatives to inform and advocate for more public housing funding.
- 11) What are the oversight and the accountability of the mixed investment and who will be held accountable to management?
A: It is our intention that if we pursue tax credits, HACM will be the lead partner and the majority owner in the LLC agreements. It will be HACM that is held accountable to residents, HUD, board, resident advisory board and investors. We do not anticipate major changes.
- 12) What is the family self-sufficiency program?
A: That is outside the conversation of RAD, but we would we would love to answer your questions. Please give a member of the staff your information and we will contact you, or please call me at 286-2905.
- 13) What is a capital repair?
A: A major repair above and beyond routine maintenance.
- 14) If you're only getting 84 cents from HUD, where does the other 16 cents go?
A: Congress used to fund a "normal" level of 100%; now the "normal" is at 84%. So we have two options: cut expenses or fund from other sources.
- 15) I am not a resident of public housing. How do I participate in the program?
A: RAD is currently only for residents. Our public housing family wait list is closed, but senior and disabled wait lists are open. Please find a member of the staff to give your information to, and we will contact you to discuss further.
- 16) If you have no income, will you still be able to stay housed?
A: Yes, you will still be housed. A minimum rent will be in place or a hardship case can be made.
- 17) Will College Court be part of the RAD?
A: Yes, all of HACM's developments will be submitted under a full portfolio application.
- 18) Why are we involving the residents?
A: HUD requires resident notification as a component of the application, but HACM wants to involve the residents as much as possible.
- 19) If you live in a high-rise, is there a way to move into a single-family home and not in a high-rise?
A: We do not have all the plans finalized for renovations and modifications. If we are completing renovations and you elect to use a voucher, if you can find a single family to live in within your price range, then you may prefer to live there.
- 20) How do I apply for the voucher?
A: This session is to discuss RAD. For more information on vouchers, please consult our website at www.hacm.org.
- 21) If you have to leave your building and be relocated, can you relocate outside of Milwaukee?
A: HACM will develop project-specific relocation plans that will be near your existing location.
- 22) Will I still have to pay for my utilities?
A: Utilities are project specific. Some of our development's utilities are included in rent and others are tenant paid. If changes are made at your development, the team will communicate with residents.

- 23) Do these rules apply to scattered sites housing and if so, how?
A: Yes, we are including scattered sites in our application, so they will be part of this process just like all our other buildings.
- 24) Will I be able to purchase my home at Highland Homes?
A: This is not a home ownership presentation, but if you are interested in purchasing a home please give a member of our staff your contact information and a member of our homeownership team will contact you. They would love to talk with you.
- 25) I live at Riverview and my rent is going up over the next 3 years. What would you do?
A: HACM is required to set a flat rent. You will not necessarily pay that level; it is based on your income. Your manager will be able to assist you in calculating your rent. Residents will never pay more than 30% of their income.
- 26) The way housing is set up right now, if we have a Section 8 voucher can we live in public housing?
A: No, if you have a Section 8 voucher, you cannot live in public housing.
- 27) I live in Locust Court, one of the worst public housing buildings in Milwaukee. If you're going to be doing all this work to renovate, will you bring new management?
A: We do not have specifics at sites right now. We will be evaluating each site in depth as we go, specific to each site.
- 28) I live at Hillside. If we have major repairs, will they have to tear it down and rebuild it?
A: We do not have all the specifics to all sites yet. We will be looking at developments on a case-by-case basis and will communicate with residents when we know more.
- 29) If you live in a scattered sites house and you're in a 3-bedroom and waiting for a 4-bedroom, can you relocate to a better location and still live at scattered sites?
A: That question is not specific to RAD, and we would encourage you to speak with your manager.
- 30) When you're ready to say it's time to move, if I live on the east side and I like the east side do I have to move somewhere else?
A: If there is a need to relocate, we may need to temporarily relocate you outside of the east side, but all residents have a right to return when the work is done.
- 31) I have been in my unit for 40 some years. I make \$40,000 and my rent keeps going up. Why is this?
A: This is a flat rent question. Under RAD you will never pay more than 30% of your income.
- 32) I am part of FSS, and I have lost my job. Is that a violation of my lease?
A: No, that is not a violation of your lease.
- 33) People in my building are concerned about the timing. Why is this so last minute?
A: HACM has been evaluating RAD and its impact on HACM both financially and to the residents for over 3 years. In June RAD issued a revised notice introducing a prioritization system for all applications received after July 15, 2015. HACM wants to submit prior to the new regulations so we can be on a first-come, first-serve basis instead of the new system. We will be following these meetings up with more conversations and more discussion with residents. This application is just to put our name in line and is the kickoff of more to come.
- 34) Those of us who are living in housing homes, how does RAD affect us?
A: It is all the same impact. You will change from being a public housing resident to a project-based voucher resident.

35) I am Spanish-speaking. Why do they not translate papers in Spanish?

A: This question is outside of the realm of RAD; however, we are currently moving as an agency to including more forms and leases in Spanish. We are in the middle of translating documents in multiple languages. We also will be introducing a new website feature that will translate the website to Spanish for you. If in the mean time you need assistance, please call us and we will be more than happy to assist you. My phone number is (414) 286-2905.

36) With regards to RAD, when you start to look at developments, how will you look at what developments go first?

A: We will be prioritizing both the needs of the developments as well as what our financing structure can handle.

Questions from the 9 a.m. meeting (100 estimated people)

1) Is this the same funding used at the new Westlawn?

A: We used Low-Income Housing Tax Credits at Westlawn. While LIHTC might be part of our funding sources, RAD is not the same as what we did at Westlawn Gardens.

2) Will you be able to move anywhere under RAD?

A: No, RAD will be project-based vouchers.

3) Lapham Park was just renovated. Will it need to be renovated again?

A: We do not have the specific site renovations planned yet. Since Lapham was just renovated, it will likely not have substantial enough renovations to have a need to relocate.

4) I live at Westlawn and my basement is flooded. How do I get this repaired?

A: This is not a RAD question. We would encourage you to contact your manager to have the repair made.

5) So what you're saying is we are going to be changed into Section 8 because you can't make repairs?

A: The RAD program is changing public housing into project-based section 8. Through this conversion, we are able to support a debt payment to make necessary repairs.

6) I live at Lapham Park. I used to be on rent assistance and now I don't know what I am. Can someone tell me what I'm on?

A: Please give a member of the staff your information, and we will meet with you privately to discuss.

7) I live at College Court, and we have never been renovated. Can we be first in line for repairs?

A: We do not know the level of renovations that will be completed or what priority it will be. When we know more, we will communicate more.

8) How much government funding and rental payments are currently going toward capital improvements?

A: HACM receives a capital fund payment to fund capital improvements. Part of our capital fund is used to subsidize operational costs as well.

9) Can you transfer out of state under RAD?

A: No, these will be project-based vouchers. You may be able to receive a tenant-based voucher after 12 or 24 months based on availability.

10) I live in a scattered site. Am I part of the RAD?

A: Yes, all of our public housing units will be submitted under a RAD application.

- 11) I live in Holton Terrace. Will Holton be part of RAD?
A: Yes, we are applying for all public housing units under RAD.
- 12) I live at Parklawn and anything and everything needs to be repaired. How will you do that?
A: The specific repair needs will be identified and discussed with residents when the plans are finalized.
- 13) Can we have a list of all the things HUD will repair?
A: As we go through this process, we will meet with the residents at that development to discuss renovation plans and relocation plans.
- 14) Is there a time limit for RAD?
A: This process could take anywhere from 2 – 10 years.
- 15) I am a Parklawn resident, and I'm concerned about the wear and tear. How long are you going to make us wait for repairs?
A: We do not have renovation plans for every development at this time. When we have more information, we will consult with residents again.
- 16) I live at the old Westlawn. Do I have to wait until 2017 too?
A: We do not have specifics yet. When we know more, we will communicate with residents.
- 17) Where are all the vouchers going to come from?
A: HUD will be providing the project-based vouchers in lieu of public housing subsidy.
- 18) Will I have to apply for the RAD?
A: No, the agency will be submitting the application.
- 19) Aren't there two types of rent assistance?
A: Yes, there is a tenant-based voucher that allows you to live anywhere. The type we are talking about is project-based, and it stays with the unit.
- 20) I live at Locust Court. What about us?
A: All buildings will be submitted under RAD, and the details of repairs will be identified and prioritized.
- 21) My daughter lives at a scattered site. Is she part of this too?
A: If she lives in a public housing scattered site, yes this will apply to her unit as well.
- 22) I live at Hillside. What kind of impact would this have on the other businesses surrounding us?
A: We believe that it will not have any impact on the Park East developments. If it did, it would be positive since we will have more funds to improve the look of our developments.
- 23) If we don't submit before July 15th, what will happen to us?
A: There is a new prioritization that was introduced, and because our units are not "functionally obsolete" we would be at the bottom of the list.
- 24) Is Becher Court on your list?
A: All of our developments are being submitted in our portfolio application. We do not know the extent of renovations, but we will communicate when we know more.
- 25) If we don't get in line at all, will HUD force us at some time?
A: This is currently a voluntary demonstration program. If we do not get in line, we would stay public housing and we do not foresee Congress restoring funding levels as they once were and we may not have the opportunity to complete the repairs we do need.
- 26) Why is the word demonstration put in the name?
A: This is still currently a demonstration. Only 15% of total public housing units are eligible for

conversion. If Congress lifts the cap, we imagine they will drop the word demonstration from the name.

27) When are we expecting to submit an application?

A: If the board approves our submission, we intend to submit by midnight on July 14, 2015.

28) Do you have any brochures on RAD?

A: We have provided copies of the PowerPoint presentation, and will post additional information on our website.