



Housing Authority of the City of Milwaukee

Rental Assistance Demonstration (RAD)

Tranche 2 Developments

Resident General Information Meetings

January 29, 2018 – February 15, 2018



The following slides are a combination of the individual development presentations that took place in January & February 2018



Presentation Schedule

Development	Date	Time	Location
Arlington Court	1/29/2018	9:30am 2:30pm 6:00pm	Arlington Court Community Room
Becher Court	1/30/2018	2:00pm* 6:30pm	Becher Court Community Room
Highland Homes	2/8/2018	6:00pm	Highland Gardens Community Room 1818 W. Juneau Avenue, Milwaukee, WI 53233
Hillside Terrace	2/1/2018	9:30am 2:30pm 6:00pm	Hillside Family Resource Center 1452 N. 7th St., Milwaukee, WI 53205
Lincoln Court	2/8/2018	9:30am 2:30pm	Lincoln Court Community Room
Locust Court	1/31/2018	9:30am 2:30pm 6:00pm	Locust Court Community Room
Merrill Park	2/2/2018	9:30am 2:30pm	Merrill Park Community Room
Parklawn	2/6/2018	9:30am 2:00pm 6:00pm	Central City Cyber School - Cafeteria 4301 N 44th St, Milwaukee, WI 53216
Riverview	2/5/2018	9:30am 2:30pm	Riverview Community Room
Scattered Sites	2/7/2018	9:30am 2:30pm 6:00pm	Hillside Family Resource Center 1452 N. 7th St., Milwaukee, WI 53205
ALL - Spanish Translation	2/15/2018	6:00pm	Hillside Family Resource Center 1452 N. 7th St., Milwaukee, WI 53205



Agenda

- Introductions
- The State of Public Housing
- RAD Basics
- Resident Impact
- Conversion Timeline
- Questions and Answers



Arlington Court

Resident Information Notice - RAD



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

October 16, 2017

Resident Information Notice – Rental Assistance Demonstration Program

Dear Arlington Court Resident:

In July 2015, Housing Authority of the City of Milwaukee (HACM) invited you to an information session, to learn about our plans to apply for the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) Program. RAD is designed to help housing authorities like HACM preserve and improve affordable housing. We are pleased to share with you that HACM has been selected to participate in the program.

Arlington Court is one of the developments that has been selected to participate in the RAD program, and we want to invite you to an upcoming meeting to learn more about what RAD would mean for the residents of Arlington Court. We plan to hold this meeting in January 2018 and will inform you of that date when we get closer to it.

The meeting is optional, but we highly recommend attending to learn more about RAD and so you can ask questions.

RAD is a 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.

To highlight some of the resident rights under RAD:

- Residents will not be subject to rescreening as a result of the conversion;
- Residents will continue to pay no more than 30% of adjusted income;
- Residents will continue to have the right to establish and operate a resident organization, and the resident organization will receive annual funding per occupied unit; and
- At any time after the first year of occupancy, the family has the opportunity to request a tenant-based voucher if they are available or to be placed on a waitlist. A tenant-based voucher allows residents to use the housing subsidy at any building that participates in the Section 8 Rent Assistance Program.

Housing Management
209 N. Broadway, 3rd Floor
Milwaukee, WI 53202
(414) 286-2624 Voice
(414) 286-0823 Fax

Community Services
402 W. Wisconsin Ave.
Milwaukee, WI 53212
(414) 286-9192 Voice
(414) 286-0159 Fax
(414) 286-3504 TDD

Housing Operations
4128 W. Linn Ave.
Milwaukee, WI 53210
(414) 286-2192 Voice
(414) 286-0742 Fax

Maintenance Operations
2813 W. 53rd St.
Milwaukee, WI 53210
(414) 286-2011 Voice
(414) 286-5208 Fax

Modernization & Development
4128 W. Linn Ave.
Milwaukee, WI 53210
(414) 286-2011 Voice
(414) 286-0742 Fax

Rent Assistance
5017 W. Linn Ave.
Milwaukee, WI 53210
(414) 286-5020 Voice
(414) 286-0094 Fax
(414) 286-5645 TDD



809 N. Broadway, 3rd Floor, Milwaukee, WI 53202
Mailing Address: P.O. Box 324, Milwaukee, WI 53201-0324

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

RESIDENTS OF ARLINGTON COURT: In order to participate in the RAD Program, we are required to provide you with the notice below regarding relocation. Arlington Court has been proposed to receive renovations. If the project is approved, we will contact you to discuss the renovation plans and if any work may require you to relocate temporarily. HACM is committed to make every effort to accommodate your needs and thanks you for your participation.

- You do not need to move right now.
- This is not a notice to vacate the premises.
- This is not a notice of relocation eligibility.
- You must continue to pay your rent.

Thank you.
Housing Authority of the City of Milwaukee

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete.

If you are displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. Housing Authority of the City of Milwaukee will inform you of your eligibility for assistance and payments if you will be relocated because of RAD. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.



Becher Court

Resident Information Notice - RAD



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

October 16, 2017

Resident Information Notice – Rental Assistance Demonstration Program

Dear Becher Court Resident:

In July 2015, Housing Authority of the City of Milwaukee (HACM) invited you to an information session, to learn about our plans to apply for the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) Program. RAD is designed to help housing authorities like HACM preserve and improve affordable housing. We are pleased to share with you that HACM has been selected to participate in the program.

Becher Court is one of the developments that has been selected to participate in the RAD program, and we want to invite you to an upcoming meeting to learn more about what RAD would mean for the residents of Becher Court. We plan to hold this meeting in January 2018 and will inform you of that date when we get closer to it.

The meeting is optional, but we highly recommend attending to learn more about RAD and so you can ask questions.

RAD is a 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.

To highlight some of the resident rights under RAD:

- Residents will not be subject to rescreening as a result of the conversion;
- Residents will continue to pay no more than 30% of adjusted income;
- Residents will continue to have the right to establish and operate a resident organization, and the resident organization will receive annual funding per occupied unit; and
- At any time after the first year of occupancy, the family has the opportunity to request a tenant-based voucher if they are available or to be placed on a waitlist. A tenant-based voucher allows residents to use the housing subsidy at any building that participates in the Section 8 Rent Assistance Program.

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

Housing Management
809 N. Broadway, 3rd Floor
Milwaukee, WI 53202
(414) 286-5824 Voice
(414) 286-0833 Fax

Community Services
630 W. Reservoir Ave.
Milwaukee, WI 53212
(414) 286-5100 Voice
(414) 286-3183 Fax
(414) 286-3504 TDD

Housing Operations
5125 W. Lisbon Ave.
Milwaukee, WI 53212
(414) 286-2192 Voice
(414) 286-8142 Fax

Maintenance Operations
2411 N. 51st St.
Milwaukee, WI 53210
(414) 286-2911 Voice
(414) 286-0208 Fax

Modernization & Development
5125 W. Lisbon Ave.
Milwaukee, WI 53210
(414) 286-2951 Voice
(414) 286-8142 Fax

Rent Assistance
5011 W. Lisbon Ave.
Milwaukee, WI 53210
(414) 286-5850 Voice
(414) 286-0834 Fax
(414) 286-5845 TDD



809 N. Broadway, 3rd Floor, Milwaukee, WI 53202
Mailing Address: P.O. Box 324, Milwaukee, WI 53201-0324

RESIDENTS OF BECHER COURT: In order to participate in the RAD Program, we are required to provide you with the notice below regarding relocation. Becher Court has been proposed to receive renovations. If the project is approved, we will contact you to discuss the renovation plans and if any work may require you to relocate temporarily. HACM is committed to make every effort to accommodate your needs and thanks you for your participation.

- You do not need to move right now.
- This is not a notice to vacate the premises.
- This is not a notice of relocation eligibility.
- You must continue to pay your rent.

Thank you.
Housing Authority of the City of Milwaukee

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete.

If you are displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. Housing Authority of the City of Milwaukee will inform you of your eligibility for assistance and payments if you will be relocated because of RAD. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.



Highland Park

Resident Information Notice - RAD



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

October 16, 2017

Resident Information Notice – Rental Assistance Demonstration Program

Dear Highland Park Resident:

In July 2015, Housing Authority of the City of Milwaukee (HACM) invited you to an information session, to learn about our plans to apply for the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) Program. RAD is designed to help housing authorities like HACM preserve and improve affordable housing. We are pleased to share with you that HACM has been selected to participate in the program.

Highland Park is one of the developments that has been selected to participate in the RAD program, and we want to invite you to an upcoming meeting to learn more about what RAD would mean for the residents of Highland Park. We plan to hold this meeting in January 2018 and will inform you of that date when we get closer to it.

The meeting is optional, but we highly recommend attending to learn more about RAD and so you can ask questions.

RAD is a 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.

To highlight some of the resident rights under RAD:

- Residents will not be subject to rescreening as a result of the conversion;
- Residents will continue to pay no more than 30% of adjusted income;
- Residents will continue to have the right to establish and operate a resident organization, and the resident organization will receive annual funding per occupied unit; and
- At any time after the first year of occupancy, the family has the opportunity to request a tenant-based voucher if they are available or to be placed on a waitlist. A tenant-based voucher allows residents to use the housing subsidy at any building that participates in the Section 8 Rent Assistance Program.

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

Housing Management
809 N. Broadway, 3rd Floor
Milwaukee, WI 53202
(414) 286-5824 Voice
(414) 286-5833 Fax

Community Services
600 W. Reservoir Ave.
Milwaukee, WI 53212
(414) 286-2102 Voice
(414) 286-2169 Fax
(414) 286-3504 TDD

Housing Operations
2125 W. Liberty Ave.
Milwaukee, WI 53210
(414) 286-2162 Voice
(414) 286-8742 Fax

Maintenance Operations
2611 W. 25th St.
Milwaukee, WI 53210
(414) 286-2933 Voice
(414) 286-0208 Fax

Modernization & Development
2123 W. Liberty Ave.
Milwaukee, WI 53210
(414) 286-2939 Voice
(414) 286-8742 Fax

Rent Assistance
501 W. Liberty Ave.
Milwaukee, WI 53210
(414) 286-5900 Voice
(414) 286-0944 Fax
(414) 286-5645 TDD



809 N. Broadway, 3rd Floor, Milwaukee, WI 53202
Mailing Address: P.O. Box 324, Milwaukee, WI 53201-0324

RESIDENTS OF HIGHLAND PARK: In order to participate in the RAD Program, we are required to provide you with the notice below regarding relocation. Highland Park has been proposed to receive renovations. If the project is approved, we will contact you to discuss the renovation plans and if any work may require you to relocate temporarily. HACM is committed to make every effort to accommodate your needs and thanks you for your participation.

- You do not need to move right now.
- This is not a notice to vacate the premises.
- This is not a notice of relocation eligibility.
- You must continue to pay your rent.

Thank you.
Housing Authority of the City of Milwaukee

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete.

If you are displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. Housing Authority of the City of Milwaukee will inform you of your eligibility for assistance and payments if you will be relocated because of RAD. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.



Hillside

Resident Information Notice - RAD



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

October 16, 2017

Resident Information Notice – Rental Assistance Demonstration Program

Dear Hillside Terrace Resident:

In July 2015, Housing Authority of the City of Milwaukee (HACM) invited you to an information session, to learn about our plans to apply for the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) Program. RAD is designed to help housing authorities like HACM preserve and improve affordable housing. We are pleased to share with you that HACM has been selected to participate in the program.

Hillside Terrace is one of the developments that has been selected to participate in the RAD program, and we want to invite you to an upcoming meeting to learn more about what RAD would mean for the residents of Hillside Terrace. We plan to hold this meeting in January 2018 and will inform you of that date when we get closer to it.

The meeting is optional, but we highly recommend attending to learn more about RAD and so you can ask questions.

RAD is a 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.

To highlight some of the resident rights under RAD:

- Residents will not be subject to rescreening as a result of the conversion;
- Residents will continue to pay no more than 30% of adjusted income;
- Residents will continue to have the right to establish and operate a resident organization, and the resident organization will receive annual funding per occupied unit; and
- At any time after the first year of occupancy, the family has the opportunity to request a tenant-based voucher if they are available or to be placed on a waitlist. A tenant-based voucher allows residents to use the housing subsidy at any building that participates in the Section 8 Rent Assistance Program.

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

RESIDENTS OF HILLSIDE TERRACE: In order to participate in the RAD Program, we are required to provide you with the notice below regarding relocation. Hillside Terrace has been proposed to receive renovations. If the project is approved, we will contact you to discuss the renovation plans and if any work may require you to relocate temporarily. HACM is committed to make every effort to accommodate your needs and thanks you for your participation.

- You do **not** need to move right now.
- This is **not** a notice to vacate the premises.
- This is **not** a notice of relocation eligibility.
- You **must** continue to pay your rent.

Thank you.
Housing Authority of the City of Milwaukee

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- 4) Payments to enable you to rent a similar replacement home.

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Housing Management
809 N. Broadway, 3rd Floor
Milwaukee, WI 53202
(414) 286-5823 Voice
(414) 286-5823 Fax

Community Services
550 W. Peterson Ave.
Milwaukee, WI 53212
(414) 286-5100 Voice
(414) 286-5101 Fax
(414) 286-3044 TDD

Housing Operations
2125 W. Linn Ave.
Milwaukee, WI 53219
(414) 286-2102 Voice
(414) 286-8142 Fax

Maintenance Operations
2811 N. 51st St.
Milwaukee, WI 53210
(414) 286-2911 Voice
(414) 286-0028 Fax

Modernization & Development
5123 W. Linn Ave.
Milwaukee, WI 53219
(414) 286-2951 Voice
(414) 286-8742 Fax

Rent Assistance
501 W. Linn Ave.
Milwaukee, WI 53210
(414) 286-5850 Voice
(414) 286-5844 Fax
(414) 286-5840 TDD



809 N. Broadway, 3rd Floor, Milwaukee, WI 53202
Mailing Address: P.O. Box 324, Milwaukee, WI 53201-0324



Lincoln Court

Resident Information Notice - RAD



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

October 16, 2017

Resident Information Notice – Rental Assistance Demonstration Program

Dear Lincoln Court Resident:

In July 2015, Housing Authority of the City of Milwaukee (HACM) invited you to an information session, to learn about our plans to apply for the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) Program. RAD is designed to help housing authorities like HACM preserve and improve affordable housing. We are pleased to share with you that HACM has been selected to participate in the program.

Lincoln Court is one of the developments that has been selected to participate in the RAD program, and we want to invite you to an upcoming meeting to learn more about what RAD would mean for the residents of Lincoln Court. We plan to hold this meeting in January 2018 and will inform you of that date when we get closer to it.

The meeting is optional, but we highly recommend attending to learn more about RAD and so you can ask questions.

RAD is a 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.

To highlight some of the resident rights under RAD:

- Residents will not be subject to rescreening as a result of the conversion;
- Residents will continue to pay no more than 30% of adjusted income;
- Residents will continue to have the right to establish and operate a resident organization, and the resident organization will receive annual funding per occupied unit; and
- At any time after the first year of occupancy, the family has the opportunity to request a tenant-based voucher if they are available or to be placed on a waitlist. A tenant-based voucher allows residents to use the housing subsidy at any building that participates in the Section 8 Rent Assistance Program.

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

Housing Management
309 N. Broadway, 3rd Floor
Milwaukee, WI 53202
(414) 286-3824 Voice
(414) 286-3833 Fax

Community Services
600 W. Wisconsin Ave.
Milwaukee, WI 53212
(414) 286-5100 Voice
(414) 286-5159 Fax
(414) 286-5054 TDD

Housing Operations
2125 W. Lombard Ave.
Milwaukee, WI 53210
(414) 286-2100 Voice
(414) 286-8742 Fax

Maintenance Operations
2411 W. 52nd St.
Milwaukee, WI 53210
(414) 286-2811 Voice
(414) 286-0208 Fax

Modernization & Development
2125 W. Lombard Ave.
Milwaukee, WI 53210
(414) 286-2619 Voice
(414) 286-8742 Fax

Rent Assistance
2011 W. Lombard Ave.
Milwaukee, WI 53210
(414) 286-5600 Voice
(414) 286-0984 Fax
(414) 289-0940 TDD



809 N. Broadway, 3rd Floor, Milwaukee, WI 53202
Mailing Address: P.O. Box 324, Milwaukee, WI 53201-0324

RESIDENTS OF LINCOLN COURT: In order to participate in the RAD Program, we are required to provide you with the notice below regarding relocation. Lincoln Court has been proposed to receive renovations. If the project is approved, we will contact you to discuss the renovation plans and if any work may require you to relocate temporarily. HACM is committed to make every effort to accommodate your needs and thanks you for your participation.

- You do not need to move right now.
- This is not a notice to vacate the premises.
- This is not a notice of relocation eligibility.
- You must continue to pay your rent.

Thank you.
Housing Authority of the City of Milwaukee

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete.

If you are displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. Housing Authority of the City of Milwaukee will inform you of your eligibility for assistance and payments if you will be relocated because of RAD. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.



Locust Court

Resident Information Notice - RAD



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

October 16, 2017

Resident Information Notice – Rental Assistance Demonstration Program

Dear Locust Court Resident:

In July 2015, Housing Authority of the City of Milwaukee (HACM) invited you to an information session, to learn about our plans to apply for the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) Program. RAD is designed to help housing authorities like HACM preserve and improve affordable housing. We are pleased to share with you that HACM has been selected to participate in the program.

Locust Court is one of the developments that has been selected to participate in the RAD program, and we want to invite you to an upcoming meeting to learn more about what RAD would mean for the residents of Locust Court. We plan to hold this meeting in January 2018 and will inform you of that date when we get closer to it.

The meeting is optional, but we highly recommend attending to learn more about RAD and so you can ask questions.

RAD is a 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.

To highlight some of the resident rights under RAD:

- Residents will not be subject to rescreening as a result of the conversion;
- Residents will continue to pay no more than 30% of adjusted income;
- Residents will continue to have the right to establish and operate a resident organization, and the resident organization will receive annual funding per occupied unit; and
- At any time after the first year of occupancy, the family has the opportunity to request a tenant-based voucher if they are available or to be placed on a waitlist. A tenant-based voucher allows residents to use the housing subsidy at any building that participates in the Section 8 Rent Assistance Program.

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

RESIDENTS OF LOCUST COURT: In order to participate in the RAD Program, we are required to provide you with the notice below regarding relocation. Locust Court has been proposed to receive renovations. If the project is approved, we will contact you to discuss the renovation plans and if any work may require you to relocate temporarily. HACM is committed to make every effort to accommodate your needs and thanks you for your participation.

- You do not need to move right now.
- This is not a notice to vacate the premises.
- This is not a notice of relocation eligibility.
- You must continue to pay your rent.

Thank you.
Housing Authority of the City of Milwaukee

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete.

If you are displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. Housing Authority of the City of Milwaukee will inform you of your eligibility for assistance and payments if you will be relocated because of RAD. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.

Housing Management
809 N. Broadway, 3rd Floor
Milwaukee, WI 53202
(414) 286-5824 Voice
(414) 286-5833 Fax

Community Services
809 N. Broadway Ave.
Milwaukee, WI 53212
(414) 286-5100 Voice
(414) 286-5169 Fax
(414) 286-5544 TDD

Housing Operations
2125 W. Liberty Ave.
Milwaukee, WI 53210
(414) 286-2100 Voice
(414) 286-8742 Fax

Maintenance Operations
2813 W. 23rd St.
Milwaukee, WI 53210
(414) 286-2011 Voice
(414) 286-0208 Fax

Modernization & Development
5122 W. Liberty Ave.
Milwaukee, WI 53210
(414) 286-2019 Voice
(414) 286-8742 Fax

Rent Assistance
5011 W. Liberty Ave.
Milwaukee, WI 53210
(414) 286-5050 Voice
(414) 286-0944 Fax
(414) 286-5845 TDD



809 N. Broadway, 3rd Floor, Milwaukee, WI 53202
Mailing Address: P.O. Box 324, Milwaukee, WI 53201-0324



Merrill Park

Resident Information Notice - RAD



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

October 16, 2017

Resident Information Notice – Rental Assistance Demonstration Program

Dear Merrill Park Resident:

In July 2015, Housing Authority of the City of Milwaukee (HACM) invited you to an information session, to learn about our plans to apply for the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) Program. RAD is designed to help housing authorities like HACM preserve and improve affordable housing. We are pleased to share with you that HACM has been selected to participate in the program.

Merrill Park is one of the developments that has been selected to participate in the RAD program, and we want to invite you to an upcoming meeting to learn more about what RAD would mean for the residents of Merrill Park. We plan to hold this meeting in January 2018 and will inform you of that date when we get closer to it.

The meeting is optional, but we highly recommend attending to learn more about RAD and so you can ask questions.

RAD is a 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.

To highlight some of the resident rights under RAD:

- Residents will not be subject to rescreening as a result of the conversion;
- Residents will continue to pay no more than 30% of adjusted income;
- Residents will continue to have the right to establish and operate a resident organization, and the resident organization will receive annual funding per occupied unit; and
- At any time after the first year of occupancy, the family has the opportunity to request a tenant-based voucher if they are available or to be placed on a waitlist. A tenant-based voucher allows residents to use the housing subsidy at any building that participates in the Section 8 Rent Assistance Program.

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

Housing Management
809 N. Broadway, 3rd Floor
Milwaukee, WI 53202
(414) 286-5824 Voice
(414) 286-6923 Fax

Community Services
550 W. Reservoir Ave.
Milwaukee, WI 53212
(414) 286-8100 Voice
(414) 286-3168 Fax
(414) 286-3054 TDD

Housing Operations
5125 W. Linton Ave.
Milwaukee, WI 53210
(414) 286-2102 Voice
(414) 286-8162 Fax

Maintenance Operations
2611 N. 51st St.
Milwaukee, WI 53210
(414) 286-2015 Voice
(414) 286-0268 Fax

Modernization & Development
5125 W. Linton Ave.
Milwaukee, WI 53210
(414) 286-2959 Voice
(414) 286-8742 Fax

Rent Assistance
5011 W. Linton Ave.
Milwaukee, WI 53210
(414) 286-5600 Voice
(414) 286-5995 Fax
(414) 286-5645 TDD



809 N. Broadway, 3rd Floor, Milwaukee, WI 53202
Mailing Address: P.O. Box 324, Milwaukee, WI 53201-0324

RESIDENTS OF MERRILL PARK: In order to participate in the RAD Program, we are required to provide you with the notice below regarding relocation. Merrill Park has been proposed to receive renovations. If the project is approved, we will contact you to discuss the renovation plans and if any work may require you to relocate temporarily. HACM is committed to make every effort to accommodate your needs and thanks you for your participation.

- You do not need to move right now.
- This is not a notice to vacate the premises.
- This is not a notice of relocation eligibility.
- You must continue to pay your rent.

Thank you.
Housing Authority of the City of Milwaukee

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete.

If you are displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. Housing Authority of the City of Milwaukee will inform you of your eligibility for assistance and payments if you will be relocated because of RAD. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.



Parklawn

Resident Information Notice - RAD



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

October 16, 2017

Resident Information Notice – Rental Assistance Demonstration Program

Dear Parklawn Resident:

In July 2015, Housing Authority of the City of Milwaukee (HACM) invited you to an information session, to learn about our plans to apply for the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) Program. RAD is designed to help housing authorities like HACM preserve and improve affordable housing. We are pleased to share with you that HACM has been selected to participate in the program.

Parklawn is one of the developments that has been selected to participate in the RAD program, and we want to invite you to an upcoming meeting to learn more about what RAD would mean for the residents of Parklawn. We plan to hold this meeting in January 2018 and will inform you of that date when we get closer to it.

The meeting is optional, but we highly recommend attending to learn more about RAD and so you can ask questions.

RAD is a 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.

To highlight some of the resident rights under RAD:

- Residents will not be subject to rescreeing as a result of the conversion;
- Residents will continue to pay no more than 30% of adjusted income;
- Residents will continue to have the right to establish and operate a resident organization, and the resident organization will receive annual funding per occupied unit; and
- At any time after the first year of occupancy, the family has the opportunity to request a tenant-based voucher if they are available or to be placed on a waitlist. A tenant-based voucher allows residents to use the housing subsidy at any building that participates in the Section 8 Rent Assistance Program.

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

RESIDENTS OF PARKLAWN: In order to participate in the RAD Program, we are required to provide you with the notice below regarding relocation. Parklawn has been proposed to receive renovations. If the project is approved, we will contact you to discuss the renovation plans and if any work may require you to relocate temporarily. HACM is committed to make every effort to accommodate your needs and thanks you for your participation.

- You do not need to move right now.
- This is not a notice to vacate the premises.
- This is not a notice of relocation eligibility.
- You must continue to pay your rent.

Thank you.
Housing Authority of the City of Milwaukee

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete.

If you are displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. Housing Authority of the City of Milwaukee will inform you of your eligibility for assistance and payments if you will be relocated because of RAD. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.

Housing Management
809 N. Broadway, 3rd Floor
Milwaukee, WI 53202
(414) 286-8633 Voice
(414) 286-8833 Fax

Community Services
650 W. Waterbury Ave.
Milwaukee, WI 53212
(414) 286-5100 Voice
(414) 286-5105 Fax
(414) 286-3054 TDD

Housing Operations
2125 W. Linn Ave.
Milwaukee, WI 53210
(414) 286-2162 Voice
(414) 286-8742 Fax

Maintenance Operations
2811 W. 52nd St.
Milwaukee, WI 53210
(414) 286-2811 Voice
(414) 286-0208 Fax

Modernization & Development
5123 W. Linn Ave.
Milwaukee, WI 53210
(414) 286-2915 Voice
(414) 286-8742 Fax

Rent Assistance
5011 W. Linn Ave.
Milwaukee, WI 53210
(414) 286-5000 Voice
(414) 286-0944 Fax
(414) 286-0945 TDD



809 N. Broadway, 3rd Floor, Milwaukee, WI 53202
Mailing Address: P.O. Box 324, Milwaukee, WI 53201-0324



Riverview

Resident Information Notice - RAD



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

October 16, 2017

Resident Information Notice – Rental Assistance Demonstration Program

Dear Riverview Resident:

In July 2015, Housing Authority of the City of Milwaukee (HACM) invited you to an information session, to learn about our plans to apply for the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) Program. RAD is designed to help housing authorities like HACM preserve and improve affordable housing. We are pleased to share with you that HACM has been selected to participate in the program.

Riverview is one of the developments that has been selected to participate in the RAD program, and we want to invite you to an upcoming meeting to learn more about what RAD would mean for the residents of Riverview. We plan to hold this meeting in January 2018 and will inform you of that date when we get closer to it.

The meeting is optional, but we highly recommend attending to learn more about RAD and so you can ask questions.

RAD is a 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.

To highlight some of the resident rights under RAD:

- Residents will not be subject to rescreening as a result of the conversion;
- Residents will continue to pay no more than 30% of adjusted income;
- Residents will continue to have the right to establish and operate a resident organization, and the resident organization will receive annual funding per occupied unit; and
- At any time after the first year of occupancy, the family has the opportunity to request a tenant-based voucher if they are available or to be placed on a waitlist. A tenant-based voucher allows residents to use the housing subsidy at any building that participates in the Section 8 Rent Assistance Program.

Housing Management
209 N. Broadway, 3rd Floor
Milwaukee, WI 53202
(414) 286-2624 Voice
(414) 286-0833 Fax

Community Services
2125 W. Wisconsin Ave.
Milwaukee, WI 53212
(414) 286-3162 Voice
(414) 286-3169 Fax
(414) 286-3504 TDD

Housing Operations
2125 W. Wisconsin Ave.
Milwaukee, WI 53210
(414) 286-2162 Voice
(414) 286-8742 Fax

Maintenance Operations
2811 W. Green St.
Milwaukee, WI 53210
(414) 286-2019 Voice
(414) 286-0208 Fax

Modernization & Development
2125 W. Wisconsin Ave.
Milwaukee, WI 53210
(414) 286-2019 Voice
(414) 286-8742 Fax

Rent Assistance
2011 W. Wisconsin Ave.
Milwaukee, WI 53210
(414) 286-5650 Voice
(414) 286-0984 Fax
(414) 286-5645 TDD



809 N. Broadway, 3rd Floor, Milwaukee, WI 53202
Mailing Address: P.O. Box 324, Milwaukee, WI 53201-0324

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

RESIDENTS OF RIVERVIEW: In order to participate in the RAD Program, we are required to provide you with the notice below regarding relocation. Riverview has been proposed to receive renovations. If the project is approved, we will contact you to discuss the renovation plans and if any work may require you to relocate temporarily. HACM is committed to make every effort to accommodate your needs and thanks you for your participation.

- You do not need to move right now.
- This is not a notice to vacate the premises.
- This is not a notice of relocation eligibility.
- You must continue to pay your rent.

Thank you.
Housing Authority of the City of Milwaukee

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete.

If you are displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. Housing Authority of the City of Milwaukee will inform you of your eligibility for assistance and payments if you will be relocated because of RAD. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.



Scattered Sites

Resident Information Notice - RAD



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

October 16, 2017

Resident Information Notice – Rental Assistance Demonstration Program

Dear Scattered Sites Resident:

In July 2015, Housing Authority of the City of Milwaukee (HACM) invited you to an information session, to learn about our plans to apply for the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) Program. RAD is designed to help housing authorities like HACM preserve and improve affordable housing. We are pleased to share with you that HACM has been selected to participate in the program.

Scattered Sites is one of the developments that has been selected to participate in the RAD program, and we want to invite you to an upcoming meeting to learn more about what RAD would mean for the residents of Scattered Sites. We plan to hold this meeting in January 2018 and will inform you of that date when we get closer to it.

The meeting is optional, but we highly recommend attending to learn more about RAD and so you can ask questions.

RAD is a 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.

To highlight some of the resident rights under RAD:

- Residents will not be subject to rescreening as a result of the conversion;
- Residents will continue to pay no more than 30% of adjusted income;
- Residents will continue to have the right to establish and operate a resident organization, and the resident organization will receive annual funding per occupied unit; and
- At any time after the first year of occupancy, the family has the opportunity to request a tenant-based voucher if they are available or to be placed on a waitlist. A tenant-based voucher allows residents to use the housing subsidy at any building that participates in the Section 8 Rent Assistance Program.

Housing Management
809 N. Broadway, 3rd Floor
Milwaukee, WI 53202
(414) 286-5824 Voice
(414) 286-5833 Fax

Community Services
601 W. Wisconsin Ave.
Milwaukee, WI 53212
(414) 286-5100 Voice
(414) 286-5169 Fax
(414) 286-3044 TDD

Housing Operations
2125 W. Lisbon Ave.
Milwaukee, WI 53210
(414) 286-8742 Voice
(414) 286-8742 Fax

Maintenance Operations
2811 W. 23rd St.
Milwaukee, WI 53210
(414) 286-2910 Voice
(414) 286-2208 Fax

Modernization & Development
2120 W. Lisbon Ave.
Milwaukee, WI 53210
(414) 286-2919 Voice
(414) 286-8742 Fax

Rent Assistance
501 W. Lisbon Ave.
Milwaukee, WI 53210
(414) 286-5900 Voice
(414) 286-5984 Fax
(414) 286-5945 TDD



809 N. Broadway, 3rd Floor, Milwaukee, WI 53202
Mailing Address: P.O. Box 324, Milwaukee, WI 53201-0324

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

RESIDENTS OF SCATTERED SITES: In order to participate in the RAD Program, we are required to provide you with the notice below regarding relocation. Scattered Sites has been proposed to receive renovations. If the project is approved, we will contact you to discuss the renovation plans and if any work may require you to relocate temporarily. HACM is committed to make every effort to accommodate your needs and thanks you for your participation.

- You do not need to move right now.
- This is not a notice to vacate the premises.
- This is not a notice of relocation eligibility.
- You must continue to pay your rent.

Thank you.
Housing Authority of the City of Milwaukee

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete.

If you are displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. Housing Authority of the City of Milwaukee will inform you of your eligibility for assistance and payments if you will be relocated because of RAD. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.



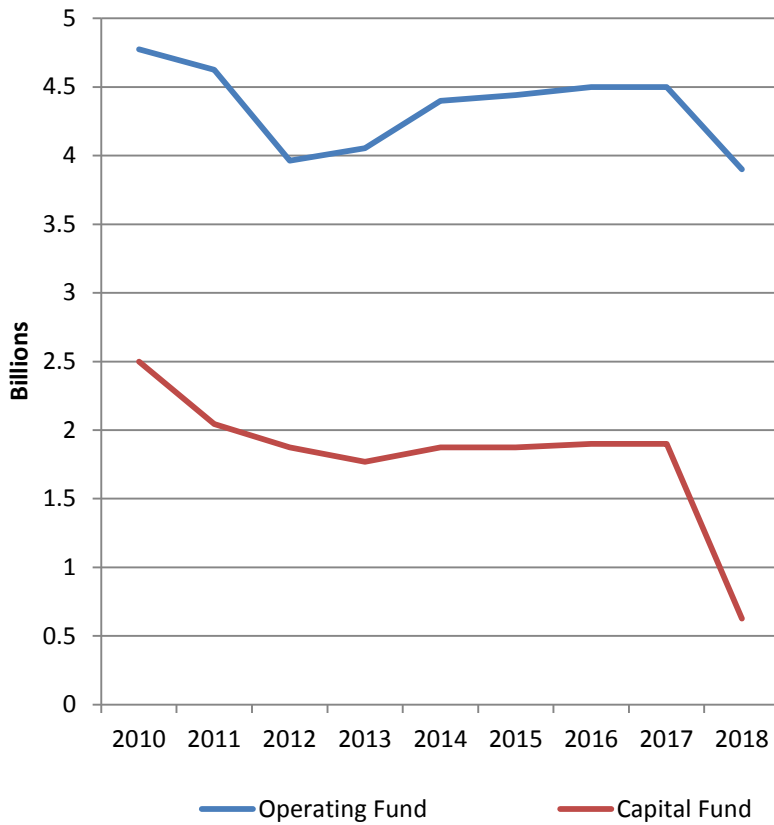
The State of Public Housing

- There are approximately 1.2 million units in the public housing (Section 9) program across 3,100+ PHAs. Those units have a documented capital needs backlog of over \$26 billion.
- There is not enough federal funding to address the capital needs of public housing units. Appropriations for public housing are declining.
- As a result, approximately 10,000 public housing units are demolished or disposed of each year.
- Property conditions and HUD restrictions on public housing units make it difficult to access private capital for renovation.

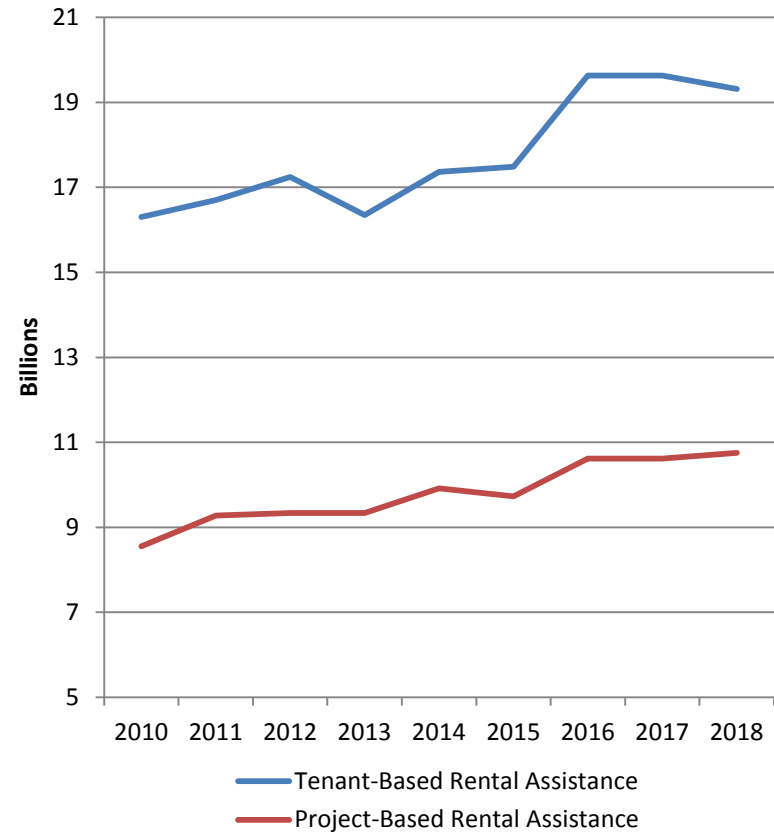


Funding from HUD

Public Housing Funding Curve



Section 8 Funding Curve



Data found on Hud.gov Summary Statement and Initiatives
 2010-2016 Appropriations
 2017 Data Annualized CR
 2018 Request



Administration Support

a bipartisan policy approach



“The affordable housing crisis is growing. RAD is part of the solution.”

Julian Castro, HUD Secretary 2014-2017



“Very encouraged” by RAD’s early results, and “looks forward to working with Congress to expand this worthy program.”

- Ben Carson, HUD Secretary



What is RAD?

- The Rental Assistance Demonstration (RAD) was created by HUD in 2012 in order to give public housing authorities a powerful tool to preserve and improve affordable housing and to address the large backlog of needed repairs.
- Under RAD, units change from public housing to project-based Section 8 voucher (rent assistance) under a long-term contract between HACM and HUD. This ensures that the units remain permanently affordable to low-income households.
- Residents continue to pay no more than 30% of their income for rent.



Why is RAD needed?

- Across the country and here in Milwaukee, the public housing inventory is aging, becoming obsolete and has an increasing backlog of needed repairs.
- At the same time, Congress has not provided enough funding for public housing to operate buildings and fix these capital needs. Capital funding has declined 24% over the past decade and operating subsidy has decreased significantly in recent years.



Goal of RAD

In order to preserve the housing as affordable, public housing stock is converted to the project-based Section 8 platform, which:

1. Stabilizes funding
2. Creates access to private capital
3. Streamlines HUD regulations
4. Enhances housing options for residents



Why HACM is Pursuing RAD

- HACM's current backlog of non-emergency property maintenance needs is over \$198 million.
- With existing capital fund levels, it would take over 44 years to repair HACM's existing backlog.
- The Housing Authority is only reimbursed from HUD for \$.86 of every \$1.00 of eligible public housing expenses. In 2014, the Housing Authority had to use more than \$6.5 million of its own cash reserves to subsidize public housing.



HACM's RAD Vision

RAD will preserve and improve affordable housing, strengthen HACM's resiliency and continue to provide opportunities to thrive.



RAD Impact on Residents

1. RIGHT TO RETURN: Will I have to move?

No, residents will not need to move. If there is a need for renovations so that we would need to temporarily move you out of your apartment to allow us to perform the renovations, you have the right to return to the housing development when the renovations are complete.

2. LEASE: Will residents have to sign a new lease?

Yes. However, current public housing residents will not be rescreened, or face other income eligibility criteria or income targeting provisions. If you are lease compliant before RAD conversion, you cannot be forced to move.

3. RENT: Will my rent change?

For most residents, rent will not change. Residents will continue to pay no more than 30% of adjusted income. However, under RAD, there are no flat rents. For some higher income residents currently on flat rents, you may have an increase in your rent to 30% of income. If RAD conversion results in a resident's rent going up by more than 10% or \$25.00 per month the increase will be phased in over three years.



RAD Impact on Residents

4. OVER INCOME: If I make too much money, will I have to move?

No, as an existing resident, you cannot be forced to move. Normally, there are income limits under the rent assistance program. However, under a RAD conversion, existing public housing residents that would be over that income limit would be able to stay living in the development . New residents who move in later and become over income may have to move.

5. NUMBER OF BEDROOMS: What if I am in a unit that is not the correct number of bedrooms for my household?

Based on your household size and composition, if you are in an apartment that is too big for your household, you are allowed to stay there until a unit in the correct size becomes available. At that time, you will be required to move.



RAD Impact on Residents

6. RESIDENT ORGANIZATIONS: Will we still have a resident organization?

Residents will continue to have the right to establish and operate a resident organization, and the resident organization will receive annual resident participation funding based on the number of occupied units.

7. CHOICE MOBILITY: Can I get a voucher to move out?

At any time after living in the apartment for a year after the conversion from public housing, the resident has the opportunity to request a tenant-based voucher if they are available or to be placed on a waiting list for one. A tenant-based voucher allows residents to use the housing subsidy with any landlord that participates in the Section 8 Rent Assistance Program.



Housing Portfolio Impact

- HACM has been awarded a Portfolio Conversion to convert all its Public Housing units to RAD Project-based Vouchers.
- The RAD Conversion will occur in multiple tranches (groups) over several years.



HACM RAD Portfolio Conversion Timeline

July 2015

HACM Held 2 Resident Information Session

July 2015

HACM Submitted Portfolio Conversion Application to HUD

May 2016

HACM Received RAD Portfolio Award from HUD

October 2016 – 2022 (or longer!)

Each Development will have its own timeline and plan tailored specifically to that community's needs



Improvements

- As part of RAD conversion, HACM will pursue various funding sources including Low Income Housing Tax Credits to do the needed renovations at every property.
- The RAD team will work with residents and property managers to develop a renovation plan for each community
- Renovations would not begin until 2018 and would be done in phases over a number of years.



Relocation

- If major renovations are needed, residents may need to be temporarily relocated for renovation.
- HACM is responsible for relocation expenses
- Relocation options may include:
 - (1) temporarily relocate using a Housing Choice Voucher or to another public housing development, returning back after the repairs are completed.; or
 - (2) relocate permanently using a Housing Choice Voucher if a voucher is available.



Development Timeline

Application Submission

- Requires 2 Resident Consultations
- Board Approval
- Financing Letters of Interest

Receive Housing Assistance Payment Commitment (CHAP)

- HUD issues CHAP to PHA
- Begin Monthly Calls with RAD Readiness Transaction Manager

Submit Financing Plan

- RAD Physical Conditions Assessment (RPCA)
- PILOT Opinion
- Development Budget
- Operating Pro Forma
- Market Study
- Significant Amendment to the PHA Plan

RAD Conversion Commitment (RCC) Issued

- At Least One Additional Resident Consultation

Closing

- RAD Use Agreement
- RAD PBV HAP Contract
- Release of Declaration of Trust



Development Timeline

- Each Development will have different scopes of work and timelines
- Conversion Scope of Work will depend on several factors including, but not limited to:
 - Funding Availability
 - 20 year RAD Physical Conditions Assessment minimum requirements
- Conversion timelines are not known at this time



Conclusion

- Funding for public housing operations has decreased consistently over many years, leading to a significant backlog of building maintenance and other operational challenges that threaten HACM's long-term sustainability.
- RAD provides the opportunity for more stable funding for HACM's affordable housing operations through the Project-Based Housing Choice Voucher program.
- RAD protects residents and provides a way to maintain HACM's affordable housing in Milwaukee.
- HACM will adapt as it has over many decades in order to continue its mission of providing affordable housing.



Thank you!

HACM's success is dependent on our partnership and effective communication with residents. HACM exists to serve you. There may be some short term inconveniences, but our goal is to ensure the sustainability of our affordable housing for many generations to come.



RAD Communications

RAD decisions are being made on an ongoing basis. Keeping partners informed and information transparent is crucial to our success.

- The HACM website: www.hacm.org and rad.hacm.org
- RAD Hotline: (414) 286-8600
- RAD Email: RAD@hacm.org
- HUD RAD Website: <https://www.hud.gov/rad>
- RAD Collaborative: <http://www.radcollaborative.org/residents-rad>



Questions *and* Answers