

QUESTION #1: WHAT IS HAPPENING WITH MY HOUSING?

Your housing development is part of a new HUD program called the Rental Assistance Demonstration (RAD). RAD was created by the federal government to help generate resources for repair and maintenance of your housing that are unavailable under the regular public housing program. Under San Francisco's RAD program, the San Francisco Housing Authority (SFHA) will transfer most public housing developments to nonprofit housing developers, who, unlike SFHA, can access money outside of the federal budget to improve your housing.

San Francisco decided to participate in the RAD program to give you better housing security: your unit will stay affordable for the long haul and you and your neighbors can stay in your homes without worrying about the development being torn down or converted to market rate housing.

What Does This Mean for My Building?

The funding sources for your building will change, but the residents will stay the same. No one will have to move.

Your housing will be funded by a different federal housing program, but its affordability to you will not change. Your building will be transferred from the public housing program to a different HUD program called the **project-based voucher program**. The project-based voucher program is similar to the Section 8 tenant voucher program that you might be familiar with, but in this case, the housing assistance that makes your apartment affordable is tied to your unit, and not you, the tenant. There will also be management changes and funds available for repairs.



For more information and help, contact:

Housing Rights Committee of San Francisco, 415-703-8634 Ext. 111 or candy@hrscsf.org
Bay Area Legal Aid, 415-982-1300

Will My Building Be Sold?

Under RAD, you will have a new landlord, but you will still be part of a HUD program that requires affordable rents for your income level and protections from evictions.

In order to improve your housing, get the needed repairs done, and bring in new sources of funding, your building will be transferred to a non-profit affordable housing provider. Under contract with SFHA, the nonprofit will own, manage, repair and maintain the property. Your housing will no longer be owned and managed by the San Francisco Housing Authority, but SFHA will still own the land that your building is on and will require that the housing stay affordable for low-income residents for at least 99 years.

Who Will Be the New Owner of My Building?

The new owners are nonprofit housing providers that will be required to keep the property affordable and follow HUD rules.

The San Francisco Housing Authority selected the new owners through a competitive process that evaluated the development teams on the basis of their experience and expertise with other San Francisco housing developments. Each team was selected for a “cluster” of public housing developments located in the same general area.

Why is This Happening?

Due to inadequate federal funding, your housing has not been up to standard. The RAD program is intended to generate money to improve the condition of your housing and to restore some services and staffing levels that help the housing developments operate better.

The money the San Francisco Housing Authority gets each year from HUD is simply not enough for operations and major repairs. The SFHA needs to make **\$270 million** in major repairs, but gets only about **\$9 million** each year to do that. This is why you may have had problems in your buildings, big things that don't seem to get done and fewer staff and services. San Francisco had to figure out a new way to provide quality affordable housing to you and your neighbors and the RAD program was created to do that.

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Will My Rent Change?

Your rent will still be based on your income, just as it is now.

Your rent will only change for the same reasons that it could change now, like a change in your income or your family size. The same rules about paying 30% of your income apply to affordable units in RAD housing developments.

But Will I Have to Move?

No. The type of repairs that will take place should not require you to move out of your building.

But, depending on the type of work being done, you may have to move temporarily to another unit or relocate temporarily offsite while your housing is being repaired. In any case, your move can only be temporary, you still have your same tenant rights, and you cannot be re-screened in order to move back in. SFHA will send you a notice in the mail soon, letting you know that you will not be displaced, called a Do Not Move Notice.

Remember: If you have to leave temporarily while repairs are done, you will be allowed to move back in! *If you live there now, you must be allowed to stay.*

The HUD rules make it illegal to permanently lose your home or be evicted because your housing development became part of the RAD program. The rules say that all residents must be allowed to stay when new management takes over and you cannot be re-screened. In San Francisco, we also have a local law called the Right to Return Ordinance that guarantees that as long as you are not being evicted for some other reason; you must be allowed to stay in your unit.

When Will These Changes Happen?

Your building will continue to be owned and managed by the San Francisco Housing Authority for at least a year.

The new owners will not take over the building until June of 2015. Any repairs on the building will begin after that.

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What Are My Rights in the New RAD Program?

You have the right to stay in your home at a rent you can afford. And:

- You have the same basic protections from eviction as you have now.
- You still have the right to a grievance procedure.
- You still have the right to file complaints with HUD.
- You still have the right to form resident associations.

Besides Repairs, Are There Other Benefits to RAD?

Because you will not be in the public housing program anymore and will live in a RAD development, you will have a new “choice mobility” opportunity. This means that a year after your housing becomes a RAD development, you can request to be put on the waiting list for a tenant voucher that you can use to rent anywhere in the United States that an owner will rent to you. There will also be new access to services for residents of your building after the conversion. You and your neighbors will enjoy the same services that nonprofit owners usually offer to their residents. As a RAD tenant, you’ll also receive special consideration for any new jobs in maintenance, landscaping, construction or repair projects that occur at your housing development.

LET YOUR VOICE BE HEARD!

There will be hearings, meetings and chances to share your opinions and suggestions about your RAD housing development. You can also meet with city staff and the new owners to give your feedback.

New policies will be developed for leases, house rules, admissions and grievance procedures that have to follow HUD rules and will be similar in all of the RAD buildings. You can work with Housing Rights Committee of San Francisco to make sure that the policies are fair and reasonable. To get involved, contact Candy Smallwood at Housing Rights Committee: 415-703-8634 X111 or candy@hrssf.org.

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