

QUESTION #8: MOBILITY, SUPPORTIVE SERVICES AND JOBS

There are some special requirements under RAD. Some may be new to you and could bring positive changes to your housing such as jobs and contract opportunities, the ability to move with a Housing Choice Voucher (i.e., a regular Voucher) and supportive social services connected to your building.

Will I be able to move from my building with a voucher under RAD?

Yes.

After you have lived in your building for one year after the RAD conversion, you will be able to request a Housing Choice Voucher (HCV) from SFHA. The SFHA is required to give you a priority to receive the next available voucher.

Because you can only get a Housing Choice Voucher if they are available, you may be placed on a waiting list for the voucher. Also, in the current market, if you want to stay in San Francisco, it may be extremely difficult to find an apartment where you can afford to use your Housing Choice Voucher. But you could more likely use your voucher in another jurisdiction outside of San Francisco that does not have such a tight housing market.

Once you move out of the building with a Housing Choice Voucher, your unit will be rented to another eligible resident, who will receive a project-based voucher.

What will be the new services in my building?

Services are really important in San Francisco's RAD program.

Current plans call for each property or group of properties to have at least one service coordinator who will provide residents with information and referral to nearby services, located onsite or in



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the neighborhood. Owners will coordinate services with existing service providers in each cluster area.

Depending on needs and availability, services might include: job training, educational programs, medical or mental health services, resource and referral, workshops and classes, therapy and counseling, case management, financial literacy and money management, credit counseling, and/or language classes.

Will there be jobs for residents?

Yes.

There are rules regarding hiring and training of “Section 3 residents,” public housing residents and/or low and very low-income residents of the City. The new owners and contractors will follow both local hiring laws and the federal Section 3 rules. For San Francisco, this means that twenty-five percent (25%) of the work force must be low and very low income individuals. Also, construction contracts over \$25,000 and any non-construction contracts over \$50,000 are subject to the same hiring rules. Section 3 also requires that ten percent (10%) of all construction and rehabilitation contracts and three percent (3%) of the non-construction contracts should be given to Section 3 businesses. Section 3 businesses include those owned by a public housing resident.

SFHA polices provide that the employment, training and contracting obligations also apply during the *operation of the projects* and to positions within the organization of the Development Teams. Therefore, there will be ongoing job and contract opportunities for residents and low-income individuals beyond the repair and rehabilitation phase.

The new owners are required to notify residents about the training and employment opportunities and Section 3 business contracting opportunities.

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