



RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD)
RESIDENT INFORMATION NOTICE (RIN)

April 22, 2024

Dear Resident:

You are invited to a resident meeting to talk about the Pharr Housing Authority’s (PHA) continued plans to convert Meadow Heights (+ scattered sites), Villa Las Milpas, Villa Las Milpas Homes, Single-Family Home on Canna Street, Los Pinos Estates, Parkview Terrace, Sunset Terrace, Mesquite Terrace, and Las Canteras from the public housing program to Section 8 rental assistance under the Rental Assistance Demonstration (RAD) program. You may attend the following scheduled resident meetings:

English Meeting	Spanish Meeting
Date: May 2nd, 2024	Date: May 3rd, 2024
Time: 10:00 a.m.	Time: 3:00 p.m.
Pharr Housing Authority Administration Building 104 W. Polk Ave. Pharr, TX 78577	Pharr Housing Authority Administration Building 104 W. Polk Ave. Pharr, TX 78577

RAD is a voluntary 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 the PHA to access money to repair and improve the property, either now or in the future.

This letter describes your rights under RAD and explains how a RAD conversion might affect you.
Whether we participate in RAD or not, you will still get rental assistance.

Your Right to Information

With this letter, we have included “Attachment #1,” which is a description of our current plans for the property. At the meeting, we will describe the RAD program and our current plans in more detail. You have the right to hear about major changes in the plans for the project. You also have a right to organize and to form a resident organization to serve as your voice and to help you become well informed about the RAD plans.

Your Right to Rental Assistance

Our decision to participate in RAD does not affect your rental assistance eligibility. You are not subject to new eligibility screening. If we satisfy all HUD requirements and the property is placed under a Section 8 Housing Assistance Payment (HAP) contract, you have a right to ongoing rental assistance as long as you comply with the requirements of your lease. In most cases, your rent will not change with the conversion from public housing to Section 8. In the rare event that your rent calculation would change (most commonly, when you are paying a “flat rent”), the increase would be phased in over time.

Your Right to Return

You have a right to return to an assisted unit once any construction work is done. However, we may need to move you during construction and your post-construction home may be a different unit than your current home. If the plans involve the transfer of the rental assistance to a different site, you may need to move to the new site to keep your rental assistance (provided that it is within a reasonable distance of your current home), but you still have a right to an assisted unit.

You get to return to a RAD Section 8 unit unless **you choose** to move somewhere else. If you believe the plans prevent you from exercising your right to return, you have the right to object to the plans. RAD program rules require us to make sure that anyone who wants to return can do so.

Your Right to Relocation Assistance

In some situations, we may need to relocate you from your unit temporarily in order to complete repairs or do construction.

If we require you to move, you are entitled to certain relocation protections under the RAD rules, including, in all cases, advance written notice and detailed information about the move. The other specific relocation protections depend on the situation, but may include advisory services, moving assistance, payments and other assistance.

In some cases, you have additional rights under other Federal laws, such as the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, often referred to as the “Uniform Relocation Act.” If the Uniform Relocation Act applies, we must give you a “General Information Notice” which is also referred to as a “GIN.” To make sure we are complying with the Uniform Relocation Act, we are including the GIN with this letter. The GIN describes rights you have, but may also describe situations that don’t apply to you.

Don’t Put Your Rights at Risk!

You are always welcome to move based on your household’s needs and personal goals. However, if the RAD effort will require relocation and you choose to move from the property on your own without waiting for instructions from us, you may lose your eligibility for relocation payments and assistance. **If you want to preserve your relocation rights, please wait until you get a Notice of Relocation and instructions to move from us!**

The RAD conversion, and any relocation associated with it, must be implemented consistent with fair housing and civil rights requirements. If you need a reasonable accommodation due to a disability, or have other questions about the RAD conversion, please contact Alma Pequeno or Lili

Chavez, who will assist you. If you need to appeal a decision made by us, or if you think your rights aren't being protected, you may contact the U.S. Dept. of Housing and Urban Development Office of Public Housing (210) 475-6800.

We are holding a resident meeting to share our current plans under RAD and will continue to keep you informed about major changes to these plans.

We hope this letter gives you useful information about your rights. We are also including with this letter a list of frequently asked questions and answers that may help you understand the RAD program better. We encourage you to come to the resident meetings to learn more about how the RAD conversion would impact your property and you.

Sincerely,

Noel De Leon, Executive Director

Attachments: Current Plans for the Property
 Frequently Asked Questions and Answers
 General Information Notice

Attachment #1
Current Plans for the Property

Note: These plans may change as we do more research and which option(s) will be approved through the Dept. of Housing & Urban Development (HUD). As we improve the plans, we will consider the following: your opinions; an independent professional's analysis of what needs to be repaired at the property; the cost to maintain the property for the long term; and the financing we may be able to get.

Phase I:

(Parkview Terrace, Las Canteras, Mesquite Terrace, Sunset Terrace)

Pharr Housing Authority (PHA) is proposing a straight RAD conversion of Parkview Terrace, Las Canteras, Mesquite Terrace, and Sunset Terrace. A straight RAD conversion does not require tenants to be relocated. Residents would be able to remain in their current units under the RAD conversion through the use of Project Based Voucher contracts. PHA would complete minimal to moderate rehabilitation, as necessary.

Phase II:

(Meadow Heights, Villa Las Milpas, Villa Las Milpas Homes, Canna St., Los Pinos Estates, + Scattered Sites)

PHA is proposing to pursue both a straight RAD conversion and Transfer of Assistance (TOA) process.

A. PHA is proposing to complete a transfer of assistance for all 0 – 3 BR units (109 total units). This includes 11 units where families are currently over-housed. PHA is in the process of developing one to two new multi-family properties and will transfer 109 currently assisted families into these new sites under RAD Project-Based Vouchers (PBV). The new properties will be comprised of units with many different options in size, affordability, and accommodations. Residents would all be guaranteed a unit at the new sites. The existing public housing sites could then be redeveloped.

B. PHA is proposing to pursue a Section 18 disposition of ~~8 (4 bedroom)~~ scattered single-family homes as a separate Section 18 application. PHA anticipates applying to dispose of these scattered site units to an instrumentality of the PHA, which will continue to operate these units through RAD Project-Based Vouchers, Tenant-Protection Vouchers, and/or offer the option of HCV homeownership opportunity for residents eligible for homeownership. Based upon a 2024 RPCA, critical and non-critical repair needs were minimal to moderate and can be paid for through current Operating and Capital Fund reserves.

Attachment #2
Frequently Asked Questions
about RAD Conversions

Will a RAD conversion affect my housing assistance?

You will not lose your housing assistance and you will not be subject to eligibility re-screening as a result of the RAD conversion. You can remain in your unit regardless of your current income. However, your PHA will continue to follow its annual and interim re-examination processes, including re-examination of your income to adjust your rent. These requirements will be in your lease.

In a RAD conversion, your housing assistance will change from being public housing assistance to being Section 8 housing assistance under the Project Based Voucher (PBV) program with the PHA.

Will a RAD conversion affect my rent?

Most residents will not have a rent increase as a result of a RAD conversion. However, if you are paying a flat rent in public housing, you will most likely have to pay more in rent over time. If your rent changes by more than 10% and requires you to pay more than \$25 per month in additional rent, your new rent will be phased in. If the increase in your rent is less than 10% or \$25 per month, the change in rent will be effective immediately.

How can I participate in the RAD planning process?

Prior to participating in RAD, HUD requires PHAs to:

- Notify all residents at the property about their RAD plans, and
- Conduct at least two (2) meetings with residents. The PHA held the required two (2) meetings, as follows:
 1. February 15, 2019 (English); February 19, 2019 (Spanish)
 2. June 22, 2021 (English); June 23, 2021 (Spanish)
- Updated Resident Meetings:
 1. May 22, 2023 (English); May 25, 2023 (Spanish)

The PHA must also have updated meetings with all residents of the property before HUD approves the final RAD conversion. These additional meetings are another opportunity for the PHA to keep you informed and for you to provide comments about the PHA's RAD conversion plans.

In addition to these resident meetings, your Resident Advisory Board (RAB) will also be consulted and have an opportunity to make recommendations on your PHA's RAD conversion plans during the PHA Plan public hearing process.

What if I need accommodations to participate?

Your PHA must make materials available in accessible formats for persons with disabilities and must make meetings accessible for persons with disabilities.

Your PHA must also provide language assistance to persons with limited English proficiency so that you can understand materials, participate in meetings, and provide comments on the proposed RAD conversion. This may include providing written translation of the PHA's written materials and providing oral interpreters at meetings.

What changes will I see in my lease renewal process?

At the time of the RAD conversion, you will need to sign a new lease. Unless there is good cause for eviction based on your actions, your new lease will continue to renew. Under the PBV program, a property owner who tries to end your lease must give you notice and grievance rights similar to the rights you have under public housing and the owner must follow state and local eviction laws.

Will RAD affect my rights and participation as a resident in the development?

RAD keeps many of the resident rights available under public housing such as the ability to request an informal hearing and the timeliness of termination notification. You also have a right to establish and operate a resident organization, and resident organizations will be eligible for resident participation funding.

Will RAD increase my ability to choose where I live?

In most cases, you will have greater choice in where to live through the RAD "choice mobility option." This option is available under PBV after living in a RAD property for one (1) year. After the required time living in the RAD property after conversion, you may request a Housing Choice Voucher (HCV) and will have priority on the HCV waiting list when an HCV is available.

Will I still be able to participate in self-sufficiency programs?

The Family-Self-Sufficiency Program (FSS) helps families obtain and maintain living wage employment (income that covers a family's basic needs) by connecting residents to services. If you are a current participant in the PHA's FSS program, you will still be able to participate in FSS after the RAD conversion.

What if I need more information?

For more information, go to the RAD website, www.hud.gov/rad.