

INKSTER HOUSING COMMISSION



RESIDENT MEETING

RAD, Section 18, Section 22

March 20, 2024

Meeting Agenda

- Redevelopment Overview/HUD Process
- Rental Assistance Demonstration program (RAD)
- Section 18
- RAD/Section 18 Blend Program
- Section 22
- Resident Information

RAD, Section 18 and Section 22 Programs

- The use of RAD and Section 18 establishes a stronger revenue base and generates more funding to invest in affordable units.
- HUD requires that the housing remains affordable and under public stewardship for the long-term and that the units are replaced one-for-one
- All residents benefit from the robust set of rights and protections provided through RAD and Section 18 and Section 22 programs, also when the programs are blended.
- Residents of properties that undertake a RAD/Section 18 blend, regardless of whether they occupy a “RAD unit” or a “Section 18 unit,” are guaranteed the opportunity to benefit from the improved housing, maintain key public housing rights, and gain new rights provided under the RAD program.

What is Section 18

Section 18 of the U.S. Housing Act of 1937 is a program that allows public housing authorities to demolish public housing properties in order to preserve better-quality affordable units through new construction or rehabilitation.

When HUD approves a property under the Section 18 program, HUD provides IHC with new Section 8 voucher funding so that the IHC can continue providing rental assistance to the same number of families that were assisted through the public housing program.

IHC will use Section 18 to change from the public housing program to the Section 8 program because the voucher funding provides more resources to the property than the public housing funding would, resources which can be used to make improvements to the property for the residents.

What is RAD and Section 18 and Section 22

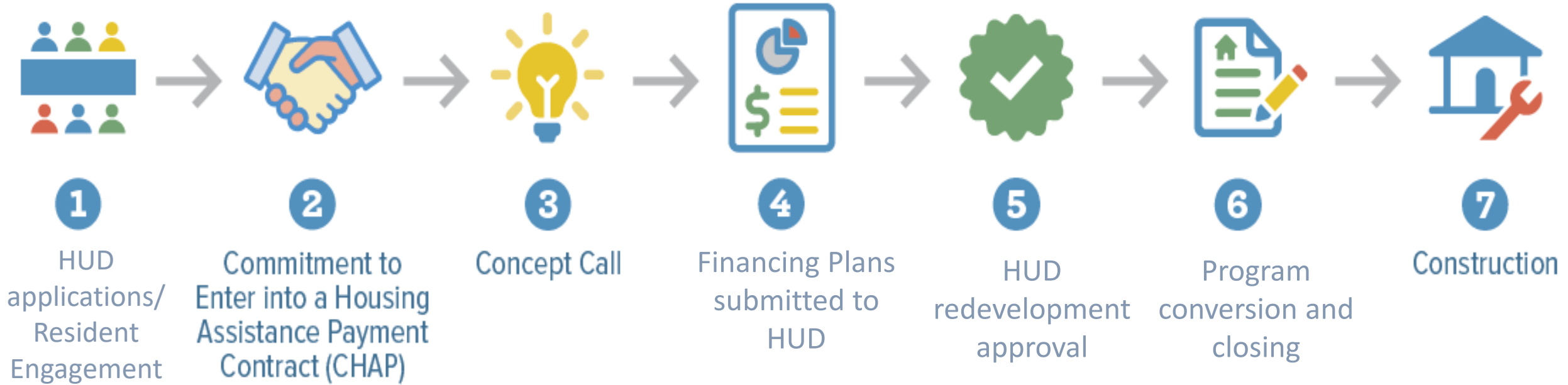
- IHC and its development team is using the best tools available from HUD to improve affordable communities for residents.
- RAD, Section 18 and Section 22 work well together to preserve affordability.
- After converting from Public Housing to these programs the amount of revenue is higher, which allows the Development Team to improve the units to benefit the residents.
- When this occurs, the units assisted under public housing will be provided Section 8 assistance — Project-based Vouchers (PBV).
- All former public housing residents have the same rights and protections described in the Fact Sheets.

Resident Rights RAD, Section 18 and Section 22

Under these programs residents have all these protections:

- Right to return
- Right to tenant participation funds
- Right to tenant grievance procedures
- Protection for residents who may be over-income or over-housed
- Resident notice and meeting requirements
- Relocation assistance and payments

Process

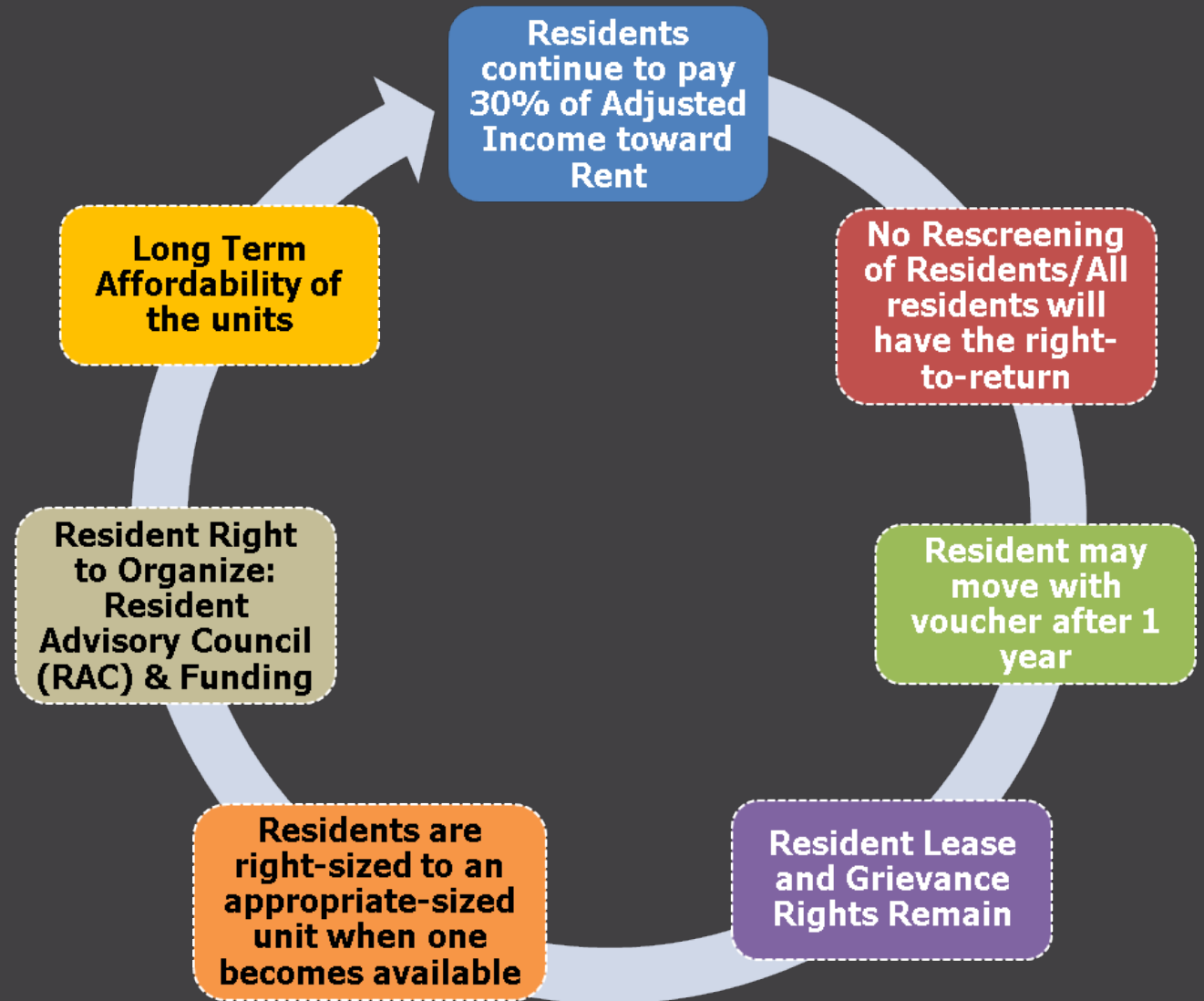


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RAD/PBV BENEFITS

Public Housing (Current)	PBV (RAD, Sec 18, Sec 22 (New))
Low Income Housing	Low Income Housing
30% of Adjusted Income Paid for Rent	30% of Adjusted Income Paid for Rent
Right to Organize- Resident Advisory Council	Right to Organize- Resident Advisory Council
Lease and Grievance Rights	Lease and Grievance Rights
Long term Affordability	Long term Affordability
Aging housing stock with deferred maintenance and limited federal funds to improve buildings/ units	Provide Accessible Units, Address Capital Needs and Upgrades
No Mobility for Residents	Mobility- Access to Section 8 Program
Lack of BHHC Access to Loans and Other Financing	BHHC Access to Loans and other financing to support the redevelopment.

RESIDENT RIGHTS UNDER RAD, SECTION 18 AND SECTION 22





RESIDENT INVOLVMENT

01

Review materials for information about the HUD application and approval processes

02

Attend Resident Meetings

03

Ask questions

04

Request clarification or more information before signing documents

05

Indicate if you need additional assistance