

APPENDIX H RENTAL ASSISTANCE DEMONSTRATION PORTFOLIO CONVERSION SUMMARY

HAMC's Board of Commissioners approved application to HUD to convert its public housing portfolio under the RAD program to project-based assistance on December 11, 2013. HAMC is amending its Public Housing Authority (PHA) Annual and 5-Year Plan because HAMC's application to convert 461 public housing units -- the balance of its portfolio -- was accepted and issued Commitments to Enter into Housing Assistance Payment Contracts on March 27, 2015. As a result, HAMC will be converting its Public Housing to Project Based Vouchers (PBV) and Project Based Rental Assistance (PRBA) under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices.

This proposed amendment provides additional information as required by HUD concerning HAMC's RAD portfolio conversion plans. It is HAMC's intention to incorporate this proposed amendment in its entirety into the 2015-2016 PHA Annual and 5-Year Plan through an attachment entitled, "Appendix H – Rental Assistance Demonstration Portfolio Conversion Summary."

Upon conversion to PBV and PBRA, HAMC will adopt the resident rights, participation, waiting list, and grievance procedures listed in Section 1.6C and 1.6 D of PIH Notice 2012-32, REV-1 as it pertains to PBV, and Section 1.7B and 1.7C of PIH Notice 2012-32, REV-1. These resident rights, participation, waiting list, and grievance procedures are found in Appendix F of the 2015-2016 Annual and 5-Year Plan.

The RAD conversion complies with all applicable site selection and neighborhood reviews standards and that all appropriate procedures have been followed. HAMC is compliant with all fair housing and civil rights requirements. HAMC is not presently subject to a Voluntary Compliance Agreement, consent order, consent decree, final judicial ruling or administrative ruling that has any relation to or impact on the planned RAD conversion.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing HAMC with access to private sources of capital to repair and preserve its affordable housing assets. Upon conversion, HAMC's Capital Fund budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and HAMC may also borrow funds to address capital needs. HAMC will also be contributing Operating Reserves in the estimated amount of \$3,300,000 and Capital Funds in the estimated amount of \$1,000,000 towards the conversion. Current and future Capital Fund Program Grants Budgets will be reduced as a result of RAD conversions. Full conversion of the HAMC portfolio to PBV or PBRA will eliminate the Capital Fund Program. The Physical Needs Assessment for each development will address the known and future needs at each location.

HAMC currently has debt under an Energy Performance Contract (EPC) and will be working with PNC Bank to address outstanding debt issues which may result in additional reductions of capital or operating funds.

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Following is specific information related to the Public Housing Developments selected for RAD:

Development # 1			
Name of PH Development: Clare Feldstadt Homes AMP 2	Conversion Type: PBRA	EPC: Yes	Transfer of Assistance (if yes, put the location if known and # units transferring): Yes 50 units
Total Units: 56	Pre-RAD Unit Type (Family, Senior, etc.): Family Units	Post-RAD Unit Type if different (i.e. Family, Senior, etc.) Family Units	Capital Fund allocation of Development (annual Cap Fund grant, divided by total number of public housing units in PHA, multiplied by total number of units in project): Based on 2015 Capital fund allocation \$ 66,791
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.):
Studio/Efficiency	n/a	n/a	n/a
1 Bedroom	12	12	0
2 Bedroom	20	20	0
3 Bedroom	24	24	0
4 Bedroom	n/a	n/a	n/a
5 Bedroom	n/a	n/a	n/a
6 Bedroom	n/a	n/a	n/a
If performing a Transfer of Assistance, explain how transferring waiting list	Existing Mesa wait list will be transferred.		
Identification and obligation status of public housing funds	RAD CHAP received on March 27, 2015. The plan is to use public housing reserves and capital funds for pre-development cost.		
Evidence of consultation with residents	Meeting November, 2013- Two Resident Meetings held		
Description of PHA's proposed future use of the development	All 56 units will be transferred to a newly developed site in the east valley. The financing is anticipated to be low income housing tax credits.		
Relocation Plan	A relocation plan will be developed		

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Development # 2			
Name of PH Development: Father Fidelis Kuban AMP 2	Conversion Type: PBRA	EPC: Yes	Transfer of Assistance (if yes, put the location if known and # units transferring): NO
Total Units: 48	Pre-RAD Unit Type (Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e. Family, Senior, etc.) Family	Capital Fund allocation of Development (annual Cap Fund grant, divided by total number of public housing units in PHA, multiplied by total number of units in project): \$ 64,119
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.):
Studio/Efficiency	n/a	n/a	n/a
1 Bedroom	11	11	0
2 Bedroom	15	15	0
3 Bedroom	16	16	0
4 Bedroom	6	6	0
5 Bedroom	n/a	n/a	n/a
6 Bedroom	n/a	n/a	n/a
If performing a Transfer of Assistance, explain how transferring waiting list	n/a		
Identification and obligation status of public housing funds	RAD CHAP received March 27, 2015. Public housing reserves and cap funds will be used for pre-development and gap financing.		
Evidence of consultation with residents	Meeting November, 2013- two resident meetings held in November.		
Description of PHA's proposed future use of the development	Plan is to rehab the project based on the third party needs assessment. Exterior and interior paint, replace water heaters, entry doors, patio doors, flooring, interior lighting and fans, new appliances and repair/replace tub surrounds.		
Relocation Plan	N/A		

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Development # 3			
Name of PH Development: John Hollar & Baden Homes AMP 5	Conversion Type: PBRA	EPC: Yes	Transfer of Assistance (if yes, put the location if known and # units transferring): NO
Total Units: 45	Pre-RAD Unit Type (Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e. Family, Senior, etc.) Family	Capital Fund allocation of Development (annual Cap Fund grant, divided by total number of public housing units in PHA, multiplied by total number of units in project): \$ 57,683
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.):
Studio/Efficiency	n/a	n/a	n/a
1 Bedroom	7	7	0
2 Bedroom	15	15	0
3 Bedroom	18	18	0
4 Bedroom	5	5	0
5 Bedroom	n/a	n/a	n/a
6 Bedroom	n/a	n/a	n/a
If performing a Transfer of Assistance, explain how transferring waiting list	n/a		
Identification and obligation status of public housing funds	RAD CHAP received on March 27, 2015. Public housing reserves and capital funds will be used for pre-development and gap financing		
Evidence of consultation with residents	Meeting December, 2013- two resident meetings held in December.		
Description of PHA's proposed future use of the development	Projects will be rehabbed to specifications identified in the third party needs assessment.		
Relocation Plan	NA		

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Development # 4			
Name of PH Development: CASA BONITA AMP 8	Conversion Type: PBRA	EPC: Yes	Transfer of Assistance (if yes, put the location if known and # units transferring): NO
Total Units: 80	Pre-RAD Unit Type (Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e. Family, Senior, etc.) Family	Capital Fund allocation of Development (annual Cap Fund grant, divided by total number of public housing units in PHA, multiplied by total number of units in project): \$ 101,046
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.):
Studio/Efficiency	n/a	n/a	n/a
1 Bedroom	6	6	0
2 Bedroom	40	42	2 Converting community space back to 2 – 2bedroom units
3 Bedroom	22	22	0
4 Bedroom	10	10	0
5 Bedroom	n/a	n/a	n/a
6 Bedroom	n/a	n/a	n/a
If performing a Transfer of Assistance, explain how transferring waiting list	n/a		
Identification and obligation status of public housing funds	RAD CHAP received March 27, 2015. Public housing reserves and cap funds will be used for pre-development cost and gap financing.		
Evidence of consultation with residents	Meeting November 2013- two meetings held		
Description of PHA's proposed future use of the development	The plan is to rehab the project using specifications in the third party needs report.		
Relocation Plan	NA		

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Development # 5			
Name of PH Development: Casa Bonita (Paradise Homes) AMP 8	Conversion Type: PBRA	EPC:	Transfer of Assistance (if yes, put the location if known and # units transferring): NO
Total Units: 24	Pre-RAD Unit Type (Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e. Family, Senior, etc.) Family	Capital Fund allocation of Development (annual Cap Fund grant, divided by total number of public housing units in PHA, multiplied by total number of units in project): \$ 30,314
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.):
Studio/Efficiency	n/a	n/a	n/a
1 Bedroom	18	18	0
2 Bedroom	6	6	0
3 Bedroom	n/a	n/a	n/a
4 Bedroom	n/a	n/a	n/a
5 Bedroom	n/a	n/a	n/a
6 Bedroom	n/a	n/a	n/a
If performing a Transfer of Assistance, explain how transferring waiting list	n/a		
Identification and obligation status of public housing funds	RAD CHAP received March 27, 2015. Public housing reserves and capital funds will be used for pre-development and gap financing.		
Evidence of consultation with residents	Meeting November 2013- two meetings held in November.		
Description of PHA's proposed future use of the development	The plan is to rehab the project to third party needs assessment.		
Relocation Plan	No relocation anticipated		

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Development # 6			
Name of PH Development: John Hammond Homes AMP 9	Conversion Type: PBRA	EPC: yes	Transfer of Assistance (if yes, put the location if known and # units transferring): NO
Total Units: 42	Pre-RAD Unit Type (Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e. Family, Senior, etc.) Family	Capital Fund allocation of Development (annual Cap Fund grant, divided by total number of public housing units in PHA, multiplied by total number of units in project): \$ 53,331
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.):
Studio/Efficiency	n/a	n/a	n/a
1 Bedroom	n/a	n/a	n/a
2 Bedroom	25	25	0
3 Bedroom	13	13	0
4 Bedroom	4	4	0
5 Bedroom	n/a	n/a	n/a
6 Bedroom	n/a	n/a	n/a
If performing a Transfer of Assistance, explain how transferring waiting list	n/a		
Identification and obligation status of public housing funds	RAD CHAP received March 27, 2015. Public housing reserves and capital funds will be used for pre-development and financing gap.		
Evidence of consultation with residents	Meeting November 2013-two meetings held in November		
Description of PHA's proposed future use of the development	The project will be rehabbed to specifications identified in the third party needs assessment.		
Relocation Plan	No relocation anticipated		

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Development # 7			
Name of PH Development: Parkview Estates AMP 15	Conversion Type: PBRA	EPC: Yes	Transfer of Assistance (if yes, put the location if known and # units transferring): NO
Total Units: 45	Pre-RAD Unit Type (Family, Senior, etc.): Elderly, HC, Disabled	Post-RAD Unit Type if different (i.e. Family, Senior, etc.) Elderly, HC, Disabled	Capital Fund allocation of Development (annual Cap Fund grant, divided by total number of public housing units in PHA, multiplied by total number of units in project): \$ 55,404
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.):
Studio/Efficiency	n/a	n/a	n/a
1 Bedroom	45	45	0
2 Bedroom	n/a	n/a	n/a
3 Bedroom	n/a	n/a	n/a
4 Bedroom	n/a	n/a	n/a
5 Bedroom	n/a	n/a	n/a
6 Bedroom	n/a	n/a	n/a
If performing a Transfer of Assistance, explain how transferring waiting list	n/a		
Identification and obligation status of public housing funds	RAD CHAP received March 27, 2015. Public housing reserves and capital funds will be utilized for pre-development and gap financing.		
Evidence of consultation with residents	Meeting November 2013- two meetings held in November		
Description of PHA's proposed future use of the development	The project will be rehabbed to specifications identified in the third party needs assessment.		
Relocation Plan	No relocation anticipated		

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Development # 8			
Name of PH Development: Scattered Sites AMP 7 – 45 units AMP 15 – 25 units	Conversion Type: PBRA	EPC: Yes	Transfer of Assistance (if yes, put the location if known and # units transferring): Yes, 70 units
Total Units: 70 Single Family Homes	Pre-RAD Unit Type (Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e. Family, Senior, etc.) Family	Capital Fund allocation of Development (annual Cap Fund grant, divided by total number of public housing units in PHA, multiplied by total number of units in project): \$ 70,707
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.):
Studio/Efficiency	n/a	n/a	n/a
1 Bedroom	n/a	n/a	n/a
2 Bedroom	1	1	0
3 Bedroom	57	57	0
4 Bedroom	12	12	0
5 Bedroom	n/a	n/a	n/a
6 Bedroom	n/a	n/a	n/a
If performing a Transfer of Assistance, explain how transferring waiting list	Wait list will be transferred with the project		
Identification and obligation status of public housing funds	RAD CHAP received March 27, 2015. Public housing and capital funds will be used for pre-development and gap financing		
Evidence of consultation with residents	Resident Meetings in November & December 2013		
Description of PHA's proposed future use of the development	The plan is to create an opportunity for homeownership with these 70 single family homes in partnership with a non-profit counseling/homeownership group. A new site in the west valley will be acquired to transfer the rental subsidies through the RAD conversion.		
Relocation Plan	A relocation plan will be developed		

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Development # 9			
Name of PH Development: Rose Terrace Apts. AMP 13	Conversion Type: PBV	EPC: NO	Transfer of Assistance (if yes, put the location if known and # units transferring): NO
Total Units: 40	Pre-RAD Unit Type (Family, Senior, etc.): 20 Senior, 20 Family	Post-RAD Unit Type if different (i.e. Family, Senior, etc.) 20 Senior, 20 Family	Capital Fund allocation of Development (annual Cap Fund grant, divided by total number of public housing units in PHA, multiplied by total number of units in project): \$ 30,049
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.):
Studio/Efficiency	n/a	n/a	n/a
1 Bedroom	20	20	0
2 Bedroom	7	7	0
3 Bedroom	9	9	0
4 Bedroom	3	3	0
5 Bedroom	1	1	0
6 Bedroom	n/a	n/a	n/a
If performing a Transfer of Assistance, explain how transferring waiting list	n/a		
Identification and obligation status of public housing funds	RAD CHAP received March 27, 2015. Public housing reserves and capital funds will be used to rehab the project to specifications identified in the needs assessment.		
Evidence of consultation with residents	Two meetings held in November 2013, and again on January 29, 2016		
Description of PHA's proposed future use of the development	Existing PH units are being converted to Project Based Vouchers. The third party needs assessment identified rehab scope to include repairing parking lot/driveways, exterior painting, roof repairs, replacing water heaters, exterior/exterior lighting, bathroom fixtures, vanities and tub surrounds.		
Relocation Plan	No residents will need to be relocated with this conversion.		

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Development #10			
Name of PH Development: Maricopa Revitalization Partnership, LLC AMP 14	Conversion Type: PBV	EPC: NO	Transfer of Assistance (if yes, put the location if known and # units transferring): NO
Total Units: 13	Pre-RAD Unit Type (Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e. Family, Senior, etc.) Family	Capital Fund allocation of Development (annual Cap Fund grant, divided by total number of public housing units in PHA, multiplied by total number of units in project): \$10,886
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.):
Studio/Efficiency	n/a	n/a	n/a
1 Bedroom	n/a	n/a	n/a
2 Bedroom	5	5	0
3 Bedroom	8	8	0
4 Bedroom	n/a	n/a	n/a
5 Bedroom	n/a	n/a	n/a
6 Bedroom	n/a	n/a	n/a
If performing a Transfer of Assistance, explain how transferring waiting list	n/a		
Identification and obligation status of public housing funds	RAD CHAP received March 27, 2015. Public housing reserves and capital funds will be used to rehab the project to specifications identified in the needs assessment.		
Evidence of consultation with residents	Two meetings held in November 2013, and again on January 28, 2016		
Description of PHA's proposed future use of the development	Existing PH units are being converted to Project Based Vouchers. The third party needs assessment identified a rehab scope to include repairing driveways, duct and insulation sealing, HVAC replacements, kitchen countertops, refrigerators, light fixtures and fire extinguishers.		
Relocation Plan	No residents will need to be relocated with this conversion.		

SECTION 10 (b) Significant Amendment and Substantial Deviation/Modification

<p>10</p>	<p>(b) Significant Amendment and Substantial Deviation/Modification</p> <p>The Housing Authority of Maricopa County after submitting its Annual Plan to HUD, may modify, amend or change any policy, rule, regulation or other aspect of its plan. If any modifications, amendments or changes in any policy, rule, regulation or other aspect of the plan are not consistent with the HAMC Mission Statement, its Goals and Objectives, or HUD regulations, then these shall not be deemed significant amendments or modifications to the Annual and 5-Year Plan. If new program activities are required or adopted to reflect changes in HUD regulations or as a result of national or local emergencies, these activities are exempted actions and will not be considered as Substantial Deviation from the 5-Year Plan.</p> <p>The definition of Substantial Deviation/Modification of the PHA Plan is amended to <u>exclude</u> the following items:</p> <ol style="list-style-type: none">1. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;2. Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the conversion will include use of additional Capital Funds;2. Changes to the construction and rehabilitation plan for each approved RAD conversions; and3. Changes to the financing structure for each approved RAD conversion.
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2015 Annual Agency Plan Resident Meetings

HAMC facilitated local area meetings to address the required US Department of Housing and Urban Development mandate that the PH Authority coordinate an annual process, providing opportunity for Public Housing Residents to review and give their input to the PH Authority (HAMC), concerning the agency plan.

HAMC facilitated the Annual Plan process which included:

- ◆ Formal meetings with staff and residents to discuss community accomplishments, current issues, and to solicit ideas and solutions for their local communities as part of the Annual Plan Input process.
- ◆ Discuss HAMC services and improvements completed within the past year.
- ◆ Discuss and solicit input on progress made toward the accomplishment of previous year recommendations and actions requested by the residents.
- ◆ Solicit input on new perspectives and suggestions from resident participants on future actions and improvements desired for their community.
- ◆ Review and provide for an opportunity for discussion on proposed changes to the Admissions and Continued Occupancy Policy for Public Housing.

Meeting Notices and Community Meeting Schedules were distributed and posted at the local public housing properties. Although agenda content was common for all meetings, dialogue and feedback from residents was specific and distinct for each community and individualized local input was able to be gathered and assessed.

Staff that attended the meeting provided responses and information to questions from residents. The local Property Manager served as the meeting facilitator and recorder.

Some residents provided feedback to the PH Manager directly due to their inability to attend the meeting.

General Overview:

Tenants attending the meetings represented a cross section of demographics from the communities.

All meetings required Spanish /English translation support. There were no issues expressed as critical or of extreme need, although across all sites, residents had suggestions for improving the physical site as well as adding more amenities to the apartments such as, dishwashers, garbage disposals , ice makers, ceiling fans and carports. These items have been suggested in the past. Changes to the ACOP regarding on-line applications and restructure of the wait lists were discussed. The resident stated most folks have a computer these days and there is always the library, community center and other places to use a computer.

Questions arose about the conversion of the Public Housing units to project based rental assistance. They were assured that it is a long process but as information is received, additional meetings would be held to keep them informed. Other common issues included routine maintenance services. These issues were resolved by issuing a routine work order.

Suggestions for improvements from the Communities included:

Improve landscaping, new doors, upgraded bathrooms and kitchens, dryer hook ups (at the locations that do not have them), dishwashers, ceiling fans, pantry doors, new flooring, police night patrol or security guards and gated entries.

January 29, 2016

RAD COMMUNITY MEETING

Subj: Presentation of RAD Conversion and Rehab

10:00 AM and adjourned at 11:30 AM

I. Introductions –

Meeting started with introduction of HAMC staff and (7) residents who were in attendance.

II. RAD Conversion and Property Management / PBV's Section 8 process-

Gloria explained RAD on how it would affect the residents and how Public Housing would turn into a more stable Section 8 funding platform. RAD is a financing tool to be applied to at risk Public and Assisted Housing. Promote efficiency within and among HUD programs and builds strong, stable communities. Gloria also discussed the living condition of residents would be improved by RAD. Donna also stated that the conversion would help to beautify the property.

Gloria and Donna explained the difference between the Housing Choice Voucher and the Project Base Voucher. They also stated that resident rent amount would not be affected. Resident would continue paying their 30% of their adjusted gross income. If monthly rent increases by more than greater of 10% or \$25 purely as a result of conversion (only likely in "flat rent" scenarios), rent increases will be phased in over 3 years (or 5 years if PHA elects). No rescreening of residents upon conversion and will not affect continued residency.

Gloria discussed that the conversion change would go into effect by December 2016. Resident would receive a 30 day notice with all changes upon signing of a new lease.

Ruben Moreno in unit #108 and Stephanie Pope in unit #603 were inquiring about transferring back to Madison Heights once construction was completed. Gloria then stated that Griselda Moreno would start obtaining a list of tenants who were requesting a transfer back to Madison Heights.

III. Rehab/Repairs -

Ernesto explained on what type of rehab would be occurring under the new program of RAD. Which included flooring, kitchen and bathroom cabinets, tub, interior and exterior lighting, a/c replacement, landscaping and roof. Ernesto also stated that resident would not have to move during the rehab construction. Residents will have the right to return if rehab or construction requires temporary relocation.

Ernesto's forecast is that HAMC will be investing \$300,000 in rehab work to Rose Terrace within the next 20 years. Ernesto anticipates that the rehab completion date would be around December 2016.

IV. Resident input/questions –

Resident questions were made throughout the meeting and were addressed appropriately with the information stated above.

IN ATTENDANCE

HAMC STAFF

Gloria Munoz, Executive Director
Donna Ybarra, Asset Manager Director
Griselda Moreno, RT Manager
Mary Hermosillo, RT Asst. Manager

RESIDENTS IN ATTENDANCE

Stephanie Pope #603
Ruben & Maria Moreno #108
Carolyn Pope #117
Ruben Mercado #102
Gloria Concepcion #110
Virginia Patino Gonzalez #616

Maricopa Revitalization Program
RAD Project - Resident Meeting Minute

Date: Thursday, January 28th, 2016
Time: 10:00 am - 11:00 am
Meeting place: Mesa Office – 710 W. 8th Ave. Mesa AZ 85210
Meeting facilitators: Gloria Munoz and Donna Ybarra
Staff: Ernesto Fonseca, Diane Kochen & Reina Hart
Tenants: Phyllis Sinclair-Caban (Larry Nelson), Sharon Ellington and Cheri Fox

INTRODUCTION:

Gloria presented RAD (Rental Assistance Demonstration) Project to the tenants.

RAD CONVERSION:

The Rental Assistance Demonstration (RAD) program will convert the current public housing model to a Project Based Section 8 (PBV) contract.

The program will allow HAMC to operate the property using Section 8 rents and provides the resident an opportunity to maintain rental subsidy.

REHAB/REPAIRS:

A third party contractor EMG was hired to inspect the units for repairs and capital needs. EMG report identifies initial repairs and a 20 year schedule of repairs.

The repairs identified in the report will started after the conversion is completed. HAMC anticipates this to be in December 2016.

PROPERTY MANAGEMENT/PBVs/Section 8 Process:

The conversion will allow residents currently living in the property at the time of conversion to be grandfathered in without re-screening. The program will require paperwork and a new lease. The residents will be given a 30 day notice to complete the paperwork and sign the new lease.



Tenants will have a Section 8 Housing Specialist at the Main Office in addition to the Property Manager located in Mesa.

Resident Input/Questions:

Tenants mentioned some issues they have with their refrigerators, stoves and cooling system. HAMC asked the residents to complete work orders for normal day to day request for repairs.

Adjournment:

The meeting was adjourned at 11 am.

