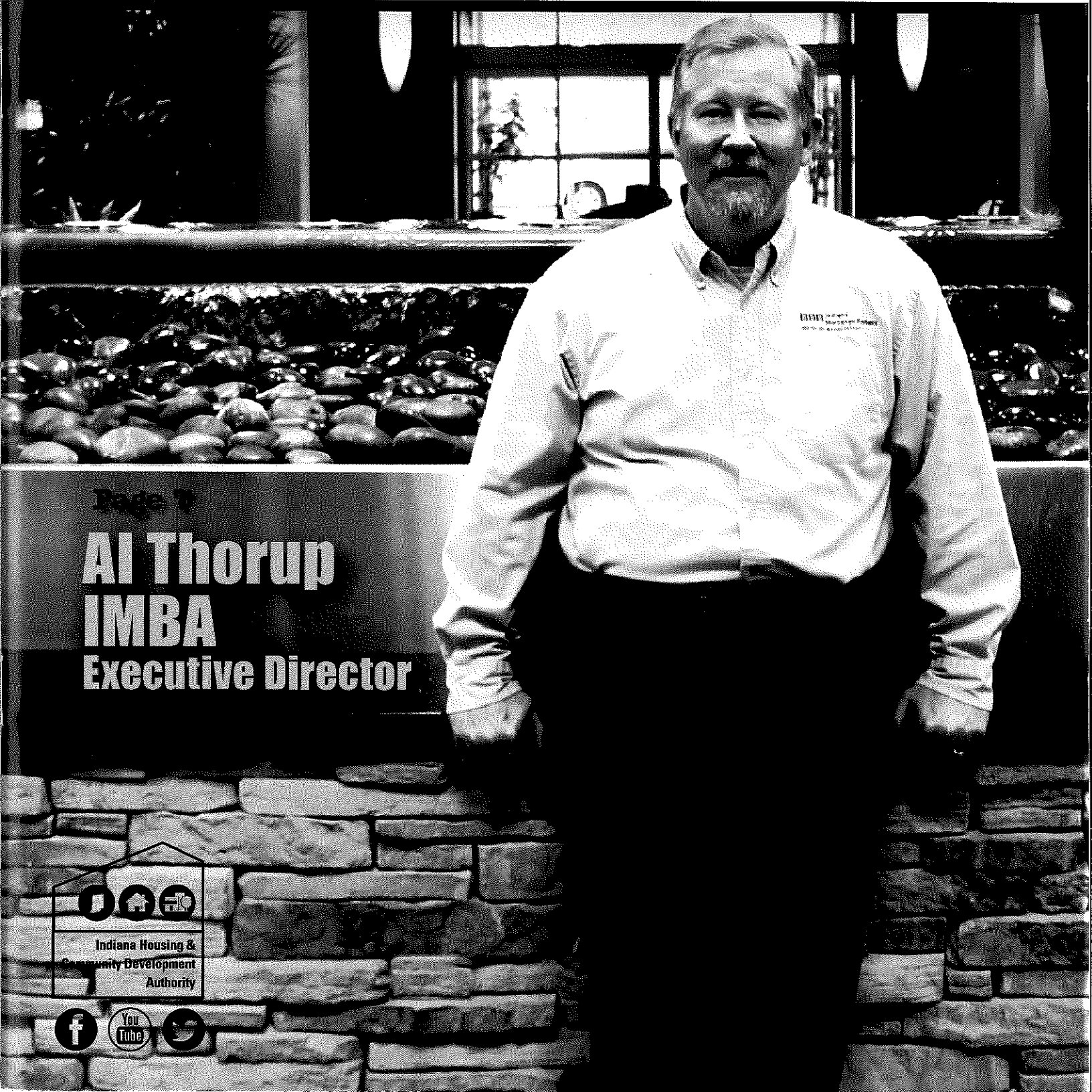


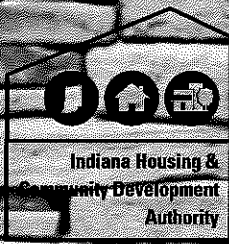
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Al Thorup
IMBA
Executive Director



THINGS GET RAD IN EVANSVILLE

By **Brian Philips**, Outreach and Communications Project Manager

I HCDA...the Magazine was developed as a platform for us to highlight best practices, partners and innovation throughout Indiana. Evansville is the first housing authority in Indiana—and one of the first in the United States—to be chosen by HUD to launch a new Rental Assistance Demonstration (RAD) conversion program.

The Rental Assistance Demonstration program was created in order to give public housing authorities (PHAs) a powerful tool to preserve and improve public housing properties and address the \$26 billion dollar nationwide backlog of deferred maintenance. RAD also gives owners of three HUD “legacy” programs (Rent Supplement, Rental Assistance Payment, and Section 8 Moderate Rehabilitation) the opportunity to enter into long-term contracts that facilitate the financing of improvements.

The first phase of the conversion includes approximately \$18.2 million in much-needed construction repairs while renovating 559 EHA apartments. An eventual second phase will result in renovations to convert the remaining 329 units of public housing to the RAD platform which is an estimated \$13.5 million in additional improvements.

“The use of low-income tax credits and private funding means that EHA will no longer depend exclusively on federal funding to sustain its properties,” says Rick Moore, EHA Executive Director. “With conversion to the RAD program, we’ll be operating on a more stable platform,”

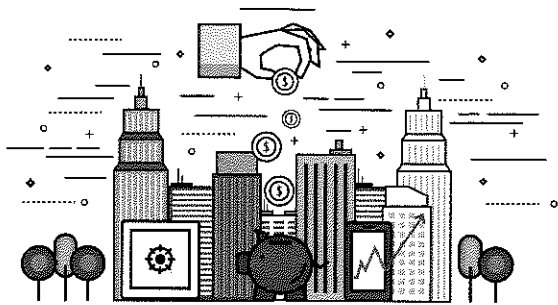
Moore notes. “And that financial stability will put us in a much better position to keep our assisted housing developments updated and in proper repair for years to come.”

Better Than Before

Preparations have begun for the installation of new plumbing and HVAC systems, as well as other repairs and cosmetic updates as needed on several housing developments: Kennedy Towers, Buckner Towers, White Oak Towers, Schnute Towers and Caldwell Homes.

During renovations, tenants are kept informed of any requirements and/or expectations of them during this process. All tenants are guided by relocation specialists to ensure that they are able to comfortably move out of their unit at no cost and be able to return to a new unit within the same property.

“We could not be more excited and proud to be a part of this new model for public housing,” Moore states. “There’s so much optimism about the resources available to move EHA services forward now and far into the future. From here, we’ll continue to create partnerships that will help EHA better serve families and individuals in the community for many years to come. The need for housing will remain and EHA is on the path to becoming the assisted housing provider of choice in Evansville.”



5 Things You Should Know About RAD Public Housing Conversions

1

RAD allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public housing stock. This is critical given the 25.6 billion dollar backlog of public housing capital improvements.

2

In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed. This ensures that the units remain permanently affordable to low-income households.

3

Residents continue to pay 30% of their income towards the rent and they maintain the same basic rights as they possess in the public housing program.

4

RAD maintains the public stewardship of the converted property through clear rules on ongoing ownership and use.

5

The RAD program is cost-neutral and does not increase HUD's budget. This program simply shifts units from the Public Housing program to the Section 8 program so that providers may leverage the private capital markets to make capital improvements



RAD I PROJECT #14-14 RENOVATIONS to George W. Buckner Towers
Modernization of 108 units located in a 7 story High Rise. Located at 717Cherry Street, Evansville, Ind.



RAD I PROJECT #14-14 RENOVATIONS to John F. Kennedy Towers
Modernization of 99 units located in a 7 story High Rise. Located at 315 SE Martin Luther King Jr. Blvd. Evansville, Ind.



RAD I PROJECT #14-14 RENOVATIONS to Caldwell Homes and Terrace Gardens
Modernization of 107 units located in 20 townhome buildings for Caldwell Homes. Caldwell Terrace Gardens contain 14 Units in three buildings. Located at 736 Cross Street, Evansville, Ind.



RAD I PROJECT #14-14 RENOVATIONS to White Oak Manor
Modernization of 115 units located in a 7 story High Rise. Located at 509 N. St. Joseph Avenue, Evansville, Ind.



RAD I PROJECT #14-14 RENOVATIONS to William G. Schnute Towers
Modernization of 115 units located in a 7 story High Rise. Located at 1030 W. Franklin Street, Evansville, Ind.