

# Comprehensive Summary of the Boynton Terrace & Fairmount Apartments Resident RAD Meeting

**Date & Time: 04/13/21, 1:30 PM, EDT**

## Attendees

### CHA Staff

Elizabeth McCright, Executive Director  
Mike Sabin, Director of Public Housing  
Melanie White, Community Manager, Boynton  
Emmalyn Porter, Project Manager, Fairmount  
Cihan Johnson, Project Manager, Boynton

Naveed Minhas, Director of Development  
Anthony Fears, Property Manager, Fairmount  
Mark Bell, Project Manager, Fairmount  
Lonnie Edwards, Project Manager, Boynton  
Bob Shevchuk, IT Systems Administrator

### Residents

Mr. Eldridge, Boynton  
Carolyn Jackson, (sister of a resident) Boynton  
Robert Palms, Boynton  
Lazarus Burney, Boynton  
Rena Benford, Boynton  
James Walker, Boynton

Joyce Owens, Boynton  
Kimberly Pekala, Boynton  
Anthony Jones, Boynton  
Leonard Mantford, Boynton  
Glenn Speights, Boynton  
Genevieve Westfield, Boynton

In order to comply with Governor Lee's recent Executive Orders and Directive Number 1, effectively July 10, 2020, which strongly recommends avoiding gatherings in groups of 9 or more to maintain proper social distancing, this meeting was held over the phone. The entire meeting, along with the phone numbers of the callers, was recorded.

The meeting notices were mailed to the residents on April 5, 2021 for the Boynton Terrace Apartments and April 6, 2021 for the Fairmount Apartments. No Fairmount Apartments residents joined the call.

Mike Sabin began the meeting at 1:30 pm by taking the roll and explaining the purpose of the meeting. After giving the call-in introductions Mr. Sabin turned proceedings over to the Development Department.

Naveed Minhas gave an overview of the RAD (Rental Assistance Demonstration) program in general and how the conversion of Boynton Terrace Apartments and Fairmount sites will affect the residents. He began by reviewing the subjects of previous meetings, stating that there will be no changes to the management of the property from the residents' point of view. The RAD conversion will change the property from Public Housing to a voucher property, giving it a more stable and predictable source of funding. There will be no change of ownership, no transfer of assistance, no changes in unit configuration, no change in resident preference, and no major interior renovations, meaning no relocation.

Residents will only need to be re-certified for the voucher program. Changes in rent rules will affect residents who are now paying flat rent. For those now paying flat rent, their rent will gradually increase over three years to a maximum of 30% of adjusted gross income, to meet RAD program requirements.

The timeline for this conversion is likely to happen by September of this year. Residents will not see any changes immediately, except for getting re-certification under the new program.

Mr. Minhas gave a summary of the timeline ahead for RAD conversion. He said the RAD application is completed after the CHA board approval, CHA has received the CHAP for both Boynton and Fairmount sites which does not affect the residents, it only allows CHA to move forward to submit the financing plan. He explained CHA hired a third party to analyze the physical needs of the property as part of financing plan. This allows CHA to create a financing proforma to show a budget to perform improvements on the physical needs report provided by the hired third party for next twenty years. The financing proforma will be submitted to HUD with financing plan for approval. After HUD approval of the financing plan then CHA can move forward to convert the properties Boynton Terrace Apartments and Fairmount to RAD. For both Boynton Terrace and Fairmount site the targeted date of conversion is the end of 2021.

Mr. Minhas informed the participated residents on eligibility of the mobile voucher for the residents who had been living on the properties more than two years.

He then introduced Lonnie Edwards and Cihan Johnson, the Project Managers for Boynton Terrace Apartments. Mr. Edwards gave a summary of the work proposed to be completed for the conversion to RAD as well as work proposed for future years.

Lonnie Edwards gave an update on the background, current status and the future plans of the Boynton Terrace Apartments. He listed the comprehensive renovations completed on Boynton 953 and 951 buildings and gave an update on the buildings Boynton 959 and 955 buildings which currently under renovation process. Boynton Community building renovations completed, and the office section of the building is turned over the operations for occupation and the rest of the building will be turned over in the end of the month. Boynton 959 is currently under construction and nearing completion. Boynton 959 building is scheduled to be ready for leasing in end of May or early June 2021.

Mr. Edwards informed the participants on the post RAD conversion planned renovation on Boynton Terrace Site. After the RAD conversion is complete for Boynton Terrace, CHA will be performing the improvements determined by the third party for the post RAD conversion which will include the site work of the property. Estimated Boynton Terrace Site improvements include parking area improvements, sidewalk improvements, lighting improvements, landscape improvements and any additional items determined by the third party for the post RAD conversion timeline.

Mark Bell, the Project Manager for Fairmount site, gave information on Fairmount. He said as Mr. Minhas stated the third part has been hired and has performed the site inspection and submitted a draft report to CHA which we are currently reviewing. He stated that the Fairmount apartment complex was demolished, and new townhomes were built in 2012 and there is a limited amount of work that is required at this time. Estimated work for Fairmount includes replacement of sidewalks and concrete steps to prevent trip hazards, cleaning of gutters, repair bare areas of the lawn, replacing damaged window screens, and additional lighting behind the buildings. The third party has provided CHA the list of required additional repairs and replacement to be completed in certain years, schedule to follow for next twenty years, and the budget information for CHA to refer to.

Mike Sabin addressed a few points about some of the considerations that residents might experience under the new program RAD. Under the new HUD program, Project Based Rental Assistance, we see some advantages on funding which is why we are looking into the program. Everybody's rent will still be calculated the same way, 30% of adjusted income. The only difference residents will see is, if the resident is on flat rent, the resident would go through a three-year phase in period of income-based rent. In terms of utility considerations for Fairmount residents we do not see any change upcoming since all residents have their individual accounts with the utility providers and CHA will continue to keep that. The only difference will be reflected on the Boynton site surcharges which requires residents to pay \$20 from May to September. This surcharge will no longer be required from Boynton residents with the new program. There is no anticipation at the relocation will be part of the either of these projects.

One of the features of the RAD program which can benefit residents in certain cases is that if the resident has lived at the site under the project-based management for two years, the resident will have the ability and right to ask for and receive a mobile voucher basically a section 8 voucher which you can use to relocate if preferred. The resident councils will continue to operate because of the RAD requirements for both Boynton and the Fairmount sites. The basic timeline mentioned by Mr. Minhas will lead CHA to reach out the residents at the end of 2021 for new leases which is the instead of public housing lease, there will be a different HUD form of lease.

CHA already completed this transition for several sites such as Dogwood Manor and Mary Walker. The residents will not see too much of a change on their site after the transitions, the changes will be mostly in operations side.

Mike Sabin informed residents on the minutes will be posted and available for anyone to see on CHA website.

Mr. Sabin reminded participants to unmute their call by pressing \*6 for questions and comments.

### **Concerns, Questions and Answers**

1. James Walker from Boynton; I pay flat rent and I would like to know how it will affect me over 3 years? I receive \$250 for my energy program; next year how will I benefit from it?

Mike Sabin; Mr. Walker at that time, if you are currently on the flat rent rate, you will begin the 3-year transition. It goes by 1/3 of the increase per year. I do not know the specific of your individual situation but for example if your rent scheduled to go up under the RAD program. We understand that you are receiving assistance for the air conditioning fee for the summer. Next year under RAD program you will not have those costs anymore therefore you will not need the assistance.

2. Joyce Owens from Boynton; Will my rent change at that time? Do I have to move?

Mike Sabin; It is very similar to what you're under now. If you are not on flat rent, it will basically be the same. Same methodology. You are not required to move, and you do not have to move.

3. James Walker from Boynton; We have a serious roach problem here in 953 building. Can you do something about it?

Mike Sabin; I can take a note of this issue. The Boynton site manager Miss White is here on the call. We need to schedule a pest control for the Boynton 953 building and follow up on this issue.

4. Lazarus Burney from Boynton; Did you say that under the RAD program the rent is going up by %30?

Mike Sabin; Yes, same as now. Only difference will be on flat rent because there is no such thing as flat rent under the RAD program. If you need further information about your rent, we can help you in the office individually.

There were no other questions, and the meeting was adjourned at 2:11 pm.