**Comprehensive Summary of the Boynton Terrace Apartments Resident RAD Meeting**

**Date & Time: 01/20/21, 2:00 PM, EDT**

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| Attendees |  |  |  |  |  |  |  |  |
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| **CHA Staff** |  |  |  |  |  |  |  |  |

Elizabeth McCright, Executive Director Naveed Minhas, Director of Development

Mike Sabin, Director of Public Housing Anthony Fears, Property Manager, Fairmount

Earl Ayers, Interim Community Manager, Boynton Mark Bell, Project Manager, Fairmount

Kristine Seaman, Capital Fund Specialist Lonnie Edwards, Project Manager, Boynton

Cihan Johnson, Project Manager, Boynton Bob Shevchuk, IT Systems Administrator

**Residents**

Seteria Lewis, Fairmount Anthony Jones, Boynton

Shirley Rhodes, Boynton Wanda Hayes, Boynton

Linda Simpkins, Boynton J. Dozier, Boynton

Linda Boss, Boynton Claude Mason, Boynton

Natalie High, Fairmount

Three callers would not give a name.

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.

Mike Sabin began the meeting at 10:00 am 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 very 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 once the RAD application is complete after the CHA board approval, CHA will receive the CHAP which does not affect the residents, it only allows CHA to move forward to submit the financing plan. He explained part of financing plan requires CHA to hire a third party to analyze the physical needs of the property. This will allow 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. 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. Lonnie gave a summary of the work proposed to be completed for the conversion to RAD a 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 scheduled to be completed in February, 2021 and Boynton 959 is scheduled to be ready for leasing in May, 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 stated that the Fairmount apartment complex was demolished and new townhomes were built in 2012. After the board approval, CHA will hire a third party to do a thorough physical needs assessment will be able make the assessments on what the physical needs may be currently and then what is planned for the future. He added since the residents may feel free to participate during these analyses to give their recommendations for CHA to take in consideration.

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.

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

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

**Concerns, Questions and Answers**

1. Natalie High from Fairmount Site; said it was mentioned during the meeting that everything is in order in Fairmount townhomes but they have water leaking in on porches and no lighting outside in the back.

Mike Sabin; We will take a look at that in and get that either addressed immediately or if it is something larger that needs to be addressed, then that will go to the project team for consideration.

1. Linda Boss from Boynton Terrace; Two eyes on my current stove do not work. Do we get new stoves with the new RAD program?

Mike Sabin; I believe Mr. Ayers is on this call and I am sure he is going to address the issue as quick as possible. We are taking it a note on this issue to follow up.

1. Claude Mason from Boynton; I have been in my apartment over 10 years does that mean I can get a voucher to move anywhere?

Mike Sabin; If everything goes as planned and CHA will complete the conversion to RAD, the eligibility to the vouchers will be two years after the conversion.

1. Linda Simpkins from Boynton; I have a section 8 voucher and it has been extended. I have requested for a reasonable accommodation for a different style of unit that meets my disability requirements. Because of my situation I have someone helping me in my unit that is why I need more room in my unit. How long does it take get an approval letter?

Mike Sabin; We will check on the status of the request and sometimes it requires for one of those types of units to become vacant in order for there to be a place for you but I can check and get back with you after this meeting.

1. Seteria Lewis from Fairmount; Is there anyways you can explain the difference between public housing and project-based with detail? Do we calculate the rent the same way?

Mike Sabin; There is very little difference, and in fact under RAD a Housing Authority could choose to transition to Project-Based Vouchers, but in this case we have chosen the Project-Based Rental Assistance.  In the case of Project-Based Vouchers, the vouchers are administered by the Chattanooga Housing Authority, but in our case for Boynton and Fairmount the vouchers would come directly from HUD and HUD would administer them.  But in terms of your rent and most other things the programs are very similar.

Yes, the rent will be calculated the same way Only change will be for those now paying flat rent, their rent will gradually increase over three years to a maximum of 30% of adjusted gross income, to be in line with RAD standards.

1. Claude Mason from Boynton; Can I call in again tomorrow to participate to the whole meeting?

Mike Sabin; Of course. Tomorrow’s meeting will be at 10am with the same phone number but with a different PIN number.

No other questions were asked and the meeting adjourned at 2:52pm.