

HOUSING AUTHORITY OF THE  
CITY OF PASSAIC  
RENTAL ASSISTANCE  
DEMONSTRATION PROGRAM  
APPLICATION

PART 2

-Resident meeting, comments and  
response

**RAD Discussion  
AMP 1  
September 11, 2013 at 5:00pm  
Community Room, 33 Aspen Place, Passaic, NJ**

Bill Snyder introduced himself and summarized the program started at 5:15pm.

Mr. Snyder explained alternatives to demolition, i.e. Choice Neighborhoods, RAD, Mixed Finance, etc.

**Advantages**

- No move out, mobility
- WL the same
- Rent will be the same
- RAD teams you up with a private developer

Questions & Comments from Public

Rene Griggs, Resident Council President

1. Speer Village is an income generating complex.
2. You do not have to post all comments on the application. Comments are not taken serious. Are we into reconstruction or rehabilitation? Want a concrete answer.
3. If we had enough people that take vouchers we leave and a building is torn down. Do you fill the holes with empty units?

A: We take resident comments seriously. If residents attend board meetings and lobby the board the plug will pulled. This property is subject to a downward spiral of property federal funding. If Section 8 is implemented rents will be higher and there is an average increase of 2%.

Larry Miller: How long do you have to find a unit? A: 90 days. Does the city sustain a higher rental population?

R. Griggs: Are the vouchers flexible or you have to live in Passaic for a year.

A: We will change the Admin Plan.

Selina Lawson: How long are vouchers valid for?

A: Renewed every year.

R. Griggs: Would you change the screening criteria when relocating?

A: We are not planning on relocating, it is too expensive.

R. Griggs: Are you applying for a loan?

A: Yes, mostly through the low income tax program.

L. Miller: What would you do if an elderly family that has been living here i.e. 75 years?

A: We will cross that bridge when we get there, we don't know how many people will want to move.

R. Griggs: Will we provide additional assistance to tenants transitioning to Section 8? Would you have another meeting?

A: Yes.

L. Miller: Did you apply yet?

A: No. We have applied for the Choice Neighborhoods Planning Grant, with no answer.

Jessica Calderon: I'm not going anywhere, we want to stay.

A: You don't have to move.

**RAD Discussion  
AMP 1  
October 3, 2013 at 1:00pm  
Community Room, 33 Aspen Place, Passaic, NJ**

Victor Cirilo opened the meeting at 1:08pm.

Update on the State of NJ Economic Opportunity Act, which provides \$250m for distressed cities. Money will be available for residential construction.

The Authority is currently finalizing the numbers for the financing at AMP 3, Senior Sites which will be submitted within this month. AMP 3 will see a facelift within the next 6 months to a year.

Vouchers will be given as available. Section 8 rents are very high and the Authority may need to adjust the payment standards. The Authority was paying more of the Fair Market rent the adjustment will have the Authority to pay what the market allows due to federal funding cuts it may be lowered to 90%.

There will be no additional vouchers allocated under the RAD program we will be using existing vouchers. With the RAD conversion vouchers will be project based.

C. Simpson: Will part of the buildings become Section 8?

A: Under the program the Authority will be converting public housing to Section 8. There will be no change to tenants, only change will be the way funding is obtained.

Once converted a family can take a voucher and move. It would be by using a current voucher, once it becomes available.

Rene Griggs: When conversion occurs are we generating a new voucher program?

A: Every unit will have a voucher through the Housing Choice Voucher Program. We will get admin fees rather than operating fees.

R. Griggs: We don't want residents to think they will automatically getting a voucher. You cannot take the voucher and run.

RAD requires that the Authority can allow 15% of units to move with a voucher, once it becomes available.

R. Griggs: Out of 15% we can only give vouchers within the HCV's 1500 vouchers?

Yes, it must be consistent.

R. Griggs: If no one leaves the Section 8 program, then there are no vouchers available?

A: This has potential for people to move out.

The Admin Plan will be revised to include RAD.

The current waiting lists will remain the same. Under RAD the Authority will have to create a waiting list for people who want a voucher to move.

RAD tenants will jump over the Section 8 list. The Authority will consider doing a 50/50 list of tenants from the RAD waiting list and HCV list for available vouchers.

C. Simpson: How would this affect seniors wanting to move away from family?

A: Under RAD the Authority cannot split families.

R. Griggs: Under RAD, I would like to take a voucher, everyone in the unit would have to move?

A: Families will not be able to be split. That would mean taking 2 subsidies if we split families, which is not fair.

R. Griggs: When RAD is implemented at Speer and residents want to move, how would that be done?

A: If 4 vouchers become available, 2 would go to RAD tenants and 2 would go to the HCV applicant waiting list. The waiting list is over 3000+ and program was frozen in July. If an applicant is on the list for 10 years they may be #2000, if on RAD list may be #530 for an example.

K. Johnson: Are you going to take new applications, open up the waiting lists?

A: At public housing yes, for Section 8 no.

K. Johnson: How you going to do a transfer?

A: One has nothing to do with other. Public housing waiting list remains the same. Whichever program at turnovers ½ to RAD and ½ to Section 8 Waiting list.

R. Griggs: Are you tearing down the buildings? You can't tear down everything, you need revenues.

A: When the Authority takes a poll, if 64 residents take a voucher, we may tear down a building.

K. Johnson: These are the best kept buildings in the city. I live in housing by choice.

What if turnover isn't as fast as anticipated?

A: Purpose is not to tear down, it's to fix and have financial windfall to responsibly address capital improvements. The RAD program is not to be confused with the Choice Neighborhood program. RAD is a viable alternative for finances.

The Authority did apply for a Choice Neighborhoods Planning Grant for a mixed income use property.

The Authority may poll tenants to see who prefers to get a voucher or stay at the site. We do not intend to tear down we want tenants to assist in the decision.

Through the RAD program the Authority can receive up to \$20-25m to make repairs and the ability to put money away for reserve and replacement. The intent of the program is to recapitalize.

We get 2012 rates locked, by submitting the application prior to the end of 2013. We will be getting more money at the time of conversion. Chestnut Homes is a Section 8 unit based property, with private owners the only difference for the Authority is that we will own and operate the properties.

HUD appropriates x # of funds per year. If we continue as Public Housing we will continue to lose subsidy.

R. Griggs: When we convert are Section 8 and Public Housing operating at different formats? Will the units be on Section 8 formats? In public housing there are medical disallowances.

A: Yes. Tenants cannot be negatively affected.

The Authority will review both plans on the rent calculations.

The application will be presented to the Board at the October 16<sup>th</sup> meeting. The application upon approval will be submitted to HUD. If HUD gives us the initial approval the process to secure financing will take a year. At any time the Authority can back out or amend the plan.

After HUD approval, the Authority will have another meeting to show our physical needs assessments. You live here the residents know what needs to be done.

The Authority is considering hiring a construction management firm to oversee the contractors.

C. Sampson commends the Housing Staff for checking her apartment.

R. Griggs: How far did the Authority get into the Choice Neighborhoods?

A: Application is in, if we get approved, we can combine grant with RAD program. Choice Neighborhoods is very competitive.

S. Galindo: Will the Authority redo the bathrooms? My bathroom has mildew. The mold was removed, but it has returned. I have walls broken from water damage when a sprinkler head broke. My apartment has a mildew odor. Our insurance should cover any damage to the unit. The Authority insurance does not cover residents belongings, residents should obtain renters insurance for personal items.

C. Simpson: I would like to emphasize the mold problem, I have it also.

R. Griggs: When construction on the bathrooms began in 2001, not all tenants worked with the contractors. These 2 units mentioned, the previous tenants were difficult during construction. Some apts were not dry enough for the contractors to do the job correctly, some units the contractors had to get in and out. These units also have a ventilation issues. If we remove the corean wall we will find the problems.

R. Griggs: will we sign new leases under RAD?

A: We do not know yet, Section 8 doesn't have a lease, unless HUD requires the Authority to have a new lease.

There will be no rescreening of tenants.

Any other questions or comments can be forwarded to Melody at the Main office and made part of the file.

Meeting ended at 2:00pm.

# HOUSING AUTHORITY of the CITY of PASSAIC

52 ASPEN PLACE  
PASSAIC, NEW JERSEY 07055

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VREELAND VILLAGE  
(973) 365-6778

SENIOR SITES  
(973) 365-6772

October 18, 2013

Sheena Galindo  
33 Aspen Place Apt. 3A  
Passaic, NJ 07055

## Re: RAD application comments

Dear Ms. Galindo:

On behalf of the Housing Authority of the City of Passaic, I would like to take this opportunity to thank you for attending our meeting concerning the conversion of our family sites to Project Based Section 8 under HUD's Rental Assistance Demonstration Program (RAD). The submission of our RAD application is only the first step in the process of converting our properties.

I would like to once again personally respond to the comments that you made during our RAD presentation.

### Comments/answers

**-Will the Authority redo the bathrooms? My bathroom has mildew. The mold was removed, but it has returned. I also have walls broken from water damage when a sprinkler head broke.**

*Full bathroom renovation will be a scope of work. The PHA would seek to prioritize ventilation improvements. Further, please contact our office work order line at 973-365-6331 should your apartment need additional work from the water damage.*

I trust that we have answered your questions and responded to your comments regarding our application under the Rental Assistance Demonstration Program. Please feel free to contact us if you have any other comments or questions.

Very truly yours,

  
Victor Cirilo  
Executive Director



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October 18, 2013

Selina Lawson  
24 State Street Apt. 2C  
Passaic, NJ 07055

## Re: RAD application comments

Dear Ms. Lawson:

On behalf of the Housing Authority of the City of Passaic, I would like to take this opportunity to thank you for attending our meeting concerning the conversion of our family sites to Project Based Section 8 under HUD's Rental Assistance Demonstration Program (RAD). The submission of our RAD application is only the first step in the process of converting our properties.

I would like to once again personally respond to the comments that you made during our RAD presentation.

### Comments/answers

#### -How long are vouchers valid for?

*Under the Section 8 Project Based Program, the assistance is permanently attached to the unit. Should a family take a voucher under portability, they would be given 90 days to find a unit should they not be successful, they can still stay in their apartment.*

I trust that we have answered your questions and responded to your comments regarding our application under the Rental Assistance Demonstration Program. Please feel free to contact us if you have any other comments or questions.

Very truly yours,

  
Victor Cirilo  
Executive Director

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October 18, 2013

Larry Miller  
19 Aspen Place Apt. 2C  
Passaic, NJ 07055

## Re: RAD application comments

Dear Mr. Miller:

On behalf of the Housing Authority of the City of Passaic, I would like to take this opportunity to thank you for attending our meeting concerning the conversion of our family sites to Project Based Section 8 under HUD's Rental Assistance Demonstration Program (RAD). The submission of our RAD application is only the first step in the process of converting our properties.

I would like to once again personally respond to the comments that you made during our RAD presentation.

### Comments/answers

**-How long do you have to find a unit if you choose to take a voucher?**

*90 days*

**-Can the City sustain a higher rental population?**

*The Housing Authority has found that supply has been sufficient*

**-What would you do if an elderly family has been living here 75 years?**

*A family would be certified under the Section 8 Project Based Program. Moving with a Section 8 Voucher is an option.*

I trust that we have answered your questions and responded to your comments regarding our application under the Rental Assistance Demonstration Program. Please feel free to contact us if you have any other comments or questions.

Very truly yours,

  
Victor Cirilo  
Executive Director

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October 18, 2013

Catherine Simpson  
45 Aspen Place Apt. 1C  
Passaic, NJ 07055

## Re: RAD application comments

Dear Ms. Simpson:

On behalf of the Housing Authority of the City of Passaic, I would like to take this opportunity to thank you for attending our meeting concerning the conversion of our family sites to Project Based Section 8 under HUD's Rental Assistance Demonstration Program (RAD). The submission of our RAD application is only the first step in the process of converting our properties.

I would like to once again personally respond to the comments that you made during our RAD presentation.

### Comments/answers

**-Will part of the buildings become Section 8?**

*Under the RAD program, the Housing Authority would be converting from the Public Housing Program to the Section 8 Project Based Program where assistance is attached to the apartment unit.*

**-How this would affect seniors wanting to move away from family?**

*The Housing Authority will not allow for the splitting families.*

**-Would like the PHA to address the mold problem thoroughly.**

*Under the RAD program, the Housing Authority would be rehabilitation all bathrooms. Improving their ventilation would be a top priority.*

I trust that we have answered your questions and responded to your comments regarding our application under the Rental Assistance Demonstration Program. Please feel free to contact us if you have any other comments or questions.

Very truly yours,

  
Victor Cirilo  
Executive Director

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October 16, 2013

Rene Griggs  
33 Aspen Place Apt. 8A  
Passaic, NJ 07055

## Re: RAD application comments

Dear Ms. Griggs:

On behalf of the Housing Authority of the City of Passaic, I would like to take this opportunity to thank you for attending our meeting concerning the conversion of our family sites to Project Based Section 8 under HUD's Rental Assistance Demonstration Program (RAD). The submission of our RAD application is only the first step in the process of converting our properties.

I would like to once again personally respond to the comments that you made during our RAD presentation.

### Comments/answers

**-Are we into reconstruction or rehabilitation?**

*The Housing Authority is seeking to rehabilitate the property by addressing major capital items such as new kitchens, bathrooms, apt doors, roofs, common areas etc.*

**-If we have enough people that take vouchers and people leave are buildings torn down?**

*It would be a consideration should enough families be interested and vouchers are available. Proper planning will be essential.*

**-Alfred Speer Village is an income generating complex**

*Yes*

**-Would you change the screening criteria when relocating?**

*The screening criteria will be that of the Section 8 Project Based program. Consideration for through assistance will be extended.*

**-Are you applying for a loan?**

*Yes, mostly through the Federal tax credit program*

**-Will we provide assistance to tenants transitioning into Section 8?**

*A caseworker will be assigned*

**-When conversion occurs are we creating a new voucher program?**

*No, we are using existing vouchers*

**-We don't want residents to think they will automatically be getting a voucher**  
*RAD requires that the PHA allow 15% of units to move out with a voucher upon availability.*

**-Out of the 15% allocation, are they from the HCV's 1500 vouchers?**  
*Yes*

**-Under RAD, if someone wishes to take a voucher, does everyone in the unit have to move?**

*Families will not be allowed to split between programs*

**-Are the vouchers flexible or do you have to live in Passaic for a year.**

*We will change the Admin Plan to remove this requirement for RAD participants*

**-Are you tearing down the buildings? You can't tear down everything, you need revenue.**

*Upon rehabilitation, we would do a poll. If 64 residents take a voucher, we may dispose of a building*

**-After conversion are Section 8 and Public Housing operating at different formats? Will the units be under the Section 8 format? In public housing there medical disallowances**

*Yes, tenants cannot be negatively affected. Medical disallowances are allowed under both programs.*

**-How far did the Authority get into the Choice Neighborhoods?**

*The application was submitted, should it be approved, the planning grant would be merged with RAD.*

**-When bathroom construction was done on the bathrooms in 2001, not all tenants worked with the contractors.**

*Thank you for the information. We may hire a general contractor to oversee all rehabilitation in order to properly plan.*

**-Will the tenant's sign new leases under RAD?**

*We don't know yet. We may follow the Section 8 Project Based model lease.*

I trust that we have answered your questions and responded to your comments regarding our application under the Rental Assistance Demonstration Program. Please feel free to contact us if you have any other comments or questions.

Very truly yours,

  
Victor Cirilo  
Executive Director

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October 18, 2013

Katie Johnson  
200 6<sup>th</sup> Street Apt. 2B  
Passaic, NJ 07055

## **Re: RAD application comments**

Dear Mrs. Johnson:

On behalf of the Housing Authority of the City of Passaic, I would like to take this opportunity to thank you for attending our meeting concerning the conversion of our family sites to Project Based Section 8 under HUD's Rental Assistance Demonstration Program (RAD). The submission of our RAD application is only the first step in the process of converting our properties.

I would like to once again personally respond to the comments that you made during our RAD presentation.

### **Comments/answers**

**-Are you going to take new applications, open up the waiting lists?**

*At public housing yes, our Housing Choice Voucher list is at capacity.*

**-How will you handle transfers?**

*Families who wish to transfer to the Housing Choice Voucher Program would contact the office and request a voucher. As vouchers become available, we would allocate 1/2 to RAD and 1/2 to the Section 8 waiting list.*

**-These are the best kept buildings in the City. I live in housing by choice. What if turnover isn't as fast as anticipated?**

*The purpose is not to demolish buildings; it is to rehabilitate our properties. The Housing Authority wished to develop a financial windfall to responsibly address capital improvements. The RAD program is not to be confused with the Choice Neighborhood Program. RAD is a viable alternative for financing.*

**-Is there any reason to tear down Vreeland Village?**

*There are no plans to tear down Vreeland Village. There is a lot of room for investment and beautification.*

**-Will the program run similar to Chestnut Homes?**

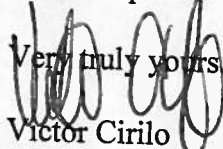
*Yes, the only difference is that Chestnut Homes is privately owned while Chestnut Gardens would continue to be owned by the Housing Authority.*

**-What if the tenant wants to take the voucher to another State, will the state accept the voucher?**

*The same portability process will remain.*

**-You may make all the repairs necessary, but there is a need for someone who knows the work to oversee the contractors and ensure the job is done properly?**  
*Should the finances allow, the Housing Authority would seek to hire a construction management firm.*

I trust that we have answered your questions and responded to your comments regarding our application under the Rental Assistance Demonstration Program. Please feel free to contact us if you have any other comments or questions.

  
Very truly yours,

Victor Cirilo  
Executive Director