



RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD)  
RESIDENT INFORMATION NOTICE (RIN)

[RESIDENT NAME]  
[ADDRESS LINE 1]  
[ADDRESS LINE 2]  
Minneapolis, MN 55404

[Date]

Dear [RESIDENT NAME]:

Please join us for a resident meeting to talk about MPHA’s plans to complete major building improvements for the Elliot Twins and convert federal funding for buildings under the Rental Assistance Demonstration (RAD) program.

Meeting Choice 1: Wednesday, August 8; 5:00-6:30 pm (arrive by 4:30 to sign-in)

Meeting Choice 2: Thursday, August 9; 2:00-3:30 pm (arrive by 1:30 to sign-in)

Location: Bethlehem Baptist Church  
720 13th Ave S., Minneapolis (one block from the Elliot Twins)

MPHA will provide Somali interpretation.

If you need language assistance or reasonable accommodation due to a disability, contact MPHA’s assistance hotline at 612-342-1200

<p><b>English</b> This information is important. If you do not understand it, please call your MPHA representative for free language assistance.</p> <p><b>Hmong</b> Yog koj tsi to taub txog cov nqi lust seem ceeb no, thov hu mus rau ntawm tsev luam qhov chaw ua hauj lwj MPHA peb yuav pab ntxhais rau nej.</p> <p><b>Somali</b> Halkan waxaa ku qoran war ama akhbaar aad u muhim ah, haddii aad fahmi kari weydo, fadlan ula tag wakiilka hay'adda MPHA, si aad tarjumaad bilaash ah uga hesho.</p> <p><b>Oromo</b> Beeksifni kun hedduu barbaachisaa dha. Yaadni isaa hoo isiniif hin galle ta'e, bakka bu'aa "MPHA" (Bulchiinsa Mana Mootummaa Magaalaa Minneapolis) akka afaan isiniif hiikamu gargaarsa tolaa gaafadhaa.</p> <p><b>Amharic (Ethiopian)</b> ይህ መረጃ በጣም አስፈላጊ ነው። ምን እንደሚል የማይገባዎት ከሆነ፣ ከ MPHA (የሚንገዳፖሊስ የመንግስት የመኖሪያ ቤቶች ባለስልጣን) ወኪል ጋር ተገናኝተው በጽኑ የሚሰጥ የቋንቋ[ማስተርጓሚ] እርዳታ እንዲሰጥዎ ይጠይቁ።</p> <p><b>Laotian</b> ຖ້າຫາກວ່າທ່ານບໍ່ເຂົ້າໃຈໃນຂໍ້ຄວາມສໍາຄັນນີ້, ທ່ານຕ້ອງໄຫລໄປຫາທັງ ຫ້ອງການເຮືອນຫລວງ MPHA ພວກເຮົາຈະຊ່ວຍອະທິບາຍໃຫ້ທ່ານ.</p> <p><b>Spanish</b> Esta información es importante, si usted no lo entiende, por favor póngase en contacto con MPHA para asistencia lingüística gratuita.</p>
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This notice describes your rights under RAD and explains how a RAD conversion might affect you.

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***Your housing assistance is safe!  
You do not need to move from the Elliot Twins.***

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***Why is MPHA applying for RAD?***

RAD is a voluntary program run by the U.S. Department of Housing and Urban Development (HUD). Under RAD, HUD will change the way it provides rental assistance to the property from public housing to a long-term Section 8 assistance contract. **A RAD “conversion” makes it possible for MPHA to access money to repair and improve the property, either now or in the future.**

***Why the Elliot Twins?***

The Elliot Twins are some of MPHA’s oldest highrises, built in 1961. They face a substantial need for updates and repairs. The Elliot Twins also offer **outstanding potential to create enhanced livability for residents** and new community amenities. MPHA values the deeply affordable housing at the Elliot Twins. We will use RAD to preserve these homes for the same people who live there today.

***What work will be performed?***

We do not expect the number or configuration of units to change. The objective of the RAD conversion is to **perform major rehabilitation in order to preserve your highrise units for the long-term**. Likely improvements include:

- Apartment renovations (kitchens, bathrooms, finishes, storage, etc.)
- Updated electrical, plumbing, fire, and mechanical systems
- Energy efficiency measures
- New windows, roofs, and building exteriors
- Enhanced indoor and outdoor community spaces
- Building security improvements

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**RAD would mean major improvements to apartments and common areas, protecting your housing for the long-term.**

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We look forward to **meeting with residents to learn how to best design the apartments and common spaces**, and what amenities you would like us to explore for the common areas and green spaces.

## *Will I need to move?*

The RAD program forbids permanent, involuntary displacement. **No one will lose their housing at the Elliot Twins.** This work will proceed just like any other rehabilitation work MPHA performs on our properties. You may need to move temporarily while we work on your apartment. If MPHA's RAD application is accepted by HUD, work is not likely to begin for many months, or even a year or more.

If you do need to move temporarily, you are entitled to certain relocation protections under the RAD rules, including advance written notice and detailed information about the move. You will also be entitled to advisory services, moving assistance fully paid by MPHA, and other payments.

Under RAD, **you have a guaranteed right-to-return** to the property, and there is **no new eligibility screening.**

A RAD conversion, and any relocation associated with it, must be implemented consistent with fair housing and civil rights requirements, and we will provide contact information to process reasonable accommodation requests for residents with disabilities. During this process, if you think your rights aren't being protected, you may contact Matthew Jenson at the Minneapolis HUD field office at 612-370-3040.

## *Will my rent go up?*

For nearly everybody in the Elliot Twins, the answer is "no." Rents will continue to be set at 30 percent of income. The only households who *might* see a modest increase in rent are those who pay flat rent (what HUD calls "ceiling" rent). If this increase is more than 10% (and more than \$25), it will be phased in over time.

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Under RAD, **rent is calculated the same:**  
**30 percent of income.**

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## *What partners will MPHA work with?*

MPHA will be the property developer for this work and **MPHA will continue to manage the Elliot Twins.** We will work with partners in the community to secure the funding to undertake the work. Funding may include loans, bonds, grants, city and/or county funding, Low-Income Housing Tax Credit (LIHTC) investments, and potential energy savings arising from the renovation. We will also work with architect and construction partners.

## *Do I get to keep my resident rights under the lease?*

**Yes.** When the property converts, you will sign a new lease. This lease keeps the existing resident rights under your current lease, including the **ability to request a grievance hearing** and the timelines for termination notification. You also have **the same right to organize**, and resident organizations will continue to receive up to \$25 per occupied unit, per year.

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**RAD does not change your essential resident rights, including a grievance process and a resident council.**

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## *Is the RAD conversion certain to happen?*

No. MPHA's application must be approved by HUD, and then we must work to assemble a financing plan to invest in the building repairs. **Whether we participate in RAD or not, your rental assistance is safe.** In the event that a RAD conversion does not materialize for the Elliot Twins, we will continue to maintain and support the properties and look for other opportunities to assure their long-term viability as low-income housing.

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*MPHA's plans may change as we gather more research*, including your opinions and further analysis of our capital needs and financing options. We are holding resident meetings to share our current ideas and will keep you informed about major changes to these ideas as they develop. Since you know the property best, you should also share with us any information you have on repairs that need to be made.

***If you decide to move prior to the RAD conversion:*** You are always welcome to move based on your household's needs and personal goals. However, **if you choose to move from the property on your own *without waiting for instructions from us*, you may lose your eligibility for relocation payments and assistance under RAD.** If you are thinking of moving, please confer with your property manager to receive the latest update on the RAD process.

*For more information on RAD, visit the RAD website!*

RAD Fact Sheets for Residents

<https://www.hud.gov/RAD/residents>

Case studies showing what RAD has accomplished in other cities:

<https://www.hud.gov/RAD/news/case-studies>

Read the HUD Notice that defines the RAD process and resident protections:

<https://is.gd/RADNotice>