



Elliot Twins Modernization

HUD's Rental Assistance Demonstration (RAD) program to preserve public housing

WHY is MPHA using this HUD program?

The Rental Assistance Demonstration (RAD) changes how funding from HUD is provided to MPHA. We expect **this funding will be more stable and makes it possible for MPHA to access other money** to repair and improve the property.

WHAT does this mean for residents?

MPHA's commitments to residents:

- You are **guaranteed the right to return after renovations with no new screening.**
- You are **guaranteed one-on-one consultation and a temporary relocation unit** during construction.
- You will **not lose your housing benefits.**
- MPHA will **still be your property manager.**
- **Your rent calculation will remain at 30%** of your adjusted income, the same as now.
- MPHA's use of the RAD program **will not eliminate, reduce, or privatize any public housing.**
- The long-term arrangement will guarantee the homes **serve only low-income individuals.**

HOW does the new program work?

STEP 1: APPLY

Since **current federal funding is not enough to operate and maintain housing long-term**, MPHA applied for HUD's RAD program. HUD approved the application for Elliot Twins in December 2018.

STEP 2: ENGAGE RESIDENTS

Throughout 2019, **MPHA meets with the Elliot Twins Resident Council monthly** and is holding separate subcommittee meetings to get feedback on design ideas and relocation rights.

STEP 3: FINANCING PLAN

By the end of 2019, MPHA plans to **submit a financing plan for the planned renovations** to HUD.

STEP 4: CONVERSION

MPHA will **convert Elliot Twins from the public housing funding platform to project-based vouchers (PBVs) funding platform.** PBVs are permanently attached to each apartment and operate much the way public housing operates. MPHA will continue to **property-manage Elliot Twins through a public nonprofit that is 100% controlled by the housing authority.** Residents will sign a new lease.

STEP 5: RENOVATIONS

By mid-2020, MPHA plans to start temporary resident relocation **and begin construction on Elliot Twins.**

Visit mphaonline.org/rad/elliott-twins/ to view updates & details on the project