



# 10 Key Takeaways

## Resident Consultation, Resident Rights, and Relocation

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1. Frequent and regular consultation with the Residents is key to the success of a RAD conversion.
2. The Resident Information Notice (RIN) serves as the PHA's first RAD communication with the Residents and should be sent before submitting the RAD application – regardless of whether there is any relocation anticipated.
3. If there's any possibility of temporary or permanent relocation, the URA General Information Notice is required and should be sent as soon as possible.
4. At least three Resident Meetings are required: 2 before application and 1 before submitting the Financing Plan.
5. Topics for Resident meetings include transfer of assistance, construction scope, relocation, unit reconfiguration, potential development partners, and Resident rights.
6. RAD plans must be incorporated into the PHA's Annual Plan or a Significant Amendment. This requires standard resident consultation and public hearings.
7. Residents living at the Property at conversion are eligible for certain rights at conversion including the right to return and no re-screening. Keep track!
8. All Residents living at a RAD Property, existing and new move-ins, have certain Rights in Continued Occupancy such as Choice Mobility, Termination Notification, and Grievance Procedures.
9. Relocation requirements under RAD go beyond URA requirements.
10. Know the content of the RAD Fair Housing and Relocation Notice, H 2016-17 including Resident Log information, Resident Notices, requirements around offering housing alternatives and restrictions on the timing of relocation.