

## **RAD Relocations**

Fort Worth Housing Solutions is participating in RAD so that it can preserve and build more affordable housing and improve opportunities for residents.

In a phased approach, families who live at Butler Place are moving to new homes in better neighborhoods across the City of Fort Worth. Residents will pay about the same amount for rent. But they will live in properties with better access to good schools, jobs, grocery stores and other needs.

### **Why is this happening?**

Across the U.S., traditional public housing properties like Butler Place are getting old and need major upgrades. It would cost HUD an estimated \$26 billion to upgrade all public housing properties in the country. HUD does not have the budget, so RAD is providing a remedy.

### **Will all the residents from Butler Place be relocated to the same place?**

No. Butler Place residents have the choice of moving to more than 20 mixed-income apartment complexes with RAD units. Typically, fewer than 20% of the units in an entire property will be set aside for RAD.

### **When will I move from Butler Place?**

Butler Place residents are moving to new homes as units become available. Many of the properties are under construction. Relocations are expected to continue through the end of 2020.

### **How does FWHS decide who moves where?**

The agency is using a lottery system. The agency will send interest forms to all residents when RAD units become available. The forms describe the properties and include details like the number of bedrooms and facts about the neighborhood. Residents will return the form with their choice. They are then assigned a number in the lottery. The agency will draw numbers from the lottery for each RAD property. Once the numbers are drawn, we notify the heads of household with the good news and schedule a relocation meeting.

Residents may place their name in the lottery for as many properties as they like. But only one active selection is allowed at a time. Once residents have picked a property, their number will be removed from the lottery database. If the resident chooses to forgo their selection, their name will be returned to the lottery.

### **How will I prepare for the move?**

FWHS is making every effort to minimize the impact of the relocations. We meet with groups of residents after they learn that their lottery numbers were selected. The meetings help residents learn more about their new homes and begin preparing for the move. We also meet with each head of household and provide information that is specific to each family's needs.

Households will receive a kit that includes: a floor plan, community resources and amenities, an area map, moving instructions, and a list of schools and their contact information. They will be asked to sign an acknowledgment of their housing choice and their rights as residents. Residents will have 15 days to

visit the property and neighborhood. At the end of the 15-day period, the head of household is asked to sign a relocation agreement.

### **Who pays for the move?**

Residents will receive a set payment for moving expenses, including packing supplies and utility hookup fees. Residents will be responsible for the move. The payment amount depends upon the number of bedrooms being moved. Here are the flat amounts that households will receive:

<b># of Rooms to be moved</b>	<b>Bedroom Size</b>	<b>Payment Amount</b>
3 Rooms	1 Bedroom	\$1000.00
4 Rooms	2 Bedroom	\$1200.00
5 Rooms	3 Bedroom	\$1400.00
6 Rooms	4 Bedroom	\$1600.00

### **Some residents are concerned that they will be moved away from jobs, transportation and services like Amaka, the day care located in the heart of Butler. What are you doing about this?**

Our properties are located in areas that provide better access to good schools, transportation, daycare options, jobs, grocery stores and supportive services. We have worked with the city, Fort Worth ISD and Trinity Metro to identify areas where new schools, bus routes and economic development are proposed.

### **What happens if a resident refuses to move?**

Our staff is working with residents to address their concerns. We understand that change can be difficult. We hope that we can reassure residents through dialogue and personal tours of properties. Still, it is possible that some residents will not choose any of the RAD options. If this happens, alternative housing options will be made available.

### **Is Butler Place considered an important historical property?**

Butler Place has been placed on the National Register of Historic Places. No decisions have been made about how to best preserve its historical value. Instead, residents and the relocations are our current priority.

### **What's the timeframe for moving after I receive notification?**

The agency expects there could be delays. Construction could be interrupted and some properties may have limited vacancies. But as soon as their apartment becomes available families will be given 90 days notice for the move.

### **How long will I be required to live in my RAD unit or apartment?**

Residents must live in their new unit for at least 24 months to receive a Choice Mobility option. It will be in the form of a Tenant-Based Voucher, which can be used at any suitable rental property in the U.S. where the owner agrees to rent under the Section 8 program. *However, there may be a wait list.* If the number of eligible residents who would like to have a voucher exceeds the number of vouchers that are available, then residents will be placed on a wait list.

### **What will happen when many families have left Butler and some buildings are empty? Will I be safe?**

As families move out, some areas of the property may have only a few residents remaining. When this occurs, FWHS will contact the residents in those areas and request that they transfer to another unit, closer to others that are occupied on-site, with our help. Vacant buildings will then be boarded up. On-site security will continue to patrol all areas of the property. We will work with the Fort Worth Police Department to request more patrols if needed.

We will do all that we can to keep on-site transfers at Butler to a minimum. We will provide boxes and move personal belongings, disconnect appliances, and help seniors and/or people with disabilities pack and unpack. We will make sure that utilities like telephone, gas and cable service are re-started.

### **Will there be an opportunity to voice my concerns and be heard?**

We are meeting regularly with residents to answer their questions and address any concerns. The Board of Commissioners meets monthly and allows a time for public comment. Written comments are accepted and included in the official records of the meetings. The meeting dates and times are posted on calendars that can be found [here](#) and on the TV and bulletin boards in the FWHS main building.

### **What are my rights as a resident?**

FWHS will ensure that the relocation process meets all federal regulations. Residents will not be re-screened for income, criminal history or credit before being relocated. Residents have the right to reject housing options with good cause. This is limited to situations where:

- The resident can show that the new housing unit poses an immediate and severe threat to the family's life, health or safety.
- The unit is not accessible to medical services, work or schools.
- The unit does not accommodate a disability and a modification would not be possible due to structural reasons or the cost.
- The resident is unable to move due to a disability. Residents have the right to submit a reasonable accommodation request and complete the process necessary for approval.

We will work with each family to ensure that they have adequate housing choices. If a resident refuses to move and rejects alternative housing options, we will start the eviction process. Residents will be allowed to exercise the grievance process.