



# CUMBERLAND HOUSING

Unlocking the Doors for Your Future

## RENTAL ASSISTANCE DEMONSTRATION (RAD) GENERAL INFORMATION NOTICE (GIN)

October 19, 2015

Dear Resident,

The property you currently occupy is being proposed for participation in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. The benefit of this program is that it provides much needed funding for renovations and improvements at your development and unit. At this time, we expect that the proposed rehabilitation or demolition may require you to be relocated (temporarily or permanently) from your unit. We will provide further details to you as plans develop. **This notice does not mean that you need to leave the property at this time. This is not a notice of eligibility for relocation assistance.** The remainder of this letter only applies to situations where you will need to be relocated from your unit.

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced permanently as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

**NOTE:** Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete. If you are permanently displaced from your home, you will not be



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635 East First Street, Cumberland, MD 21502-4362

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required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. HACC will inform you of what assistance and payments you are eligible for if you will be relocated because of RAD and how you will receive these payments. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.

You should continue to pay your rent and meet any other requirements specified in your lease. If you fail to do so, HACC may have cause for your eviction. If you choose to move, or if you are evicted, prior to receiving a formal notice of relocation eligibility, you may become ineligible to receive relocation assistance. It is very important for you to contact us before making any moving plans.

You have recently received a notice about several resident meetings where we will provide you with more information about the proposed project. If the project is approved, we will make every effort to accommodate your needs. In the meantime, if you have any questions about our plans, please contact your development Property Manager as shown below:

Jane Frazier Village	Fort Cumberland Homes	John F. Kennedy Apts.	Queen City Tower
Janet Powell	Debra Brooks	Lorri Wharton	Lorri Wharton
Property Manager	Property Manager	Property Manager	Property Manager
635 East First Street	635 East First Street	135 N. Mechanic Street	235 Paca Street
Cumberland, MD 21502	Cumberland, MD 21502	Cumberland, MD 21502	Cumberland, MD 21502
301-724-6606 ext. 107	301-724-6606 ext.101	301-724-1544	301-722-7977

**We are submitting an application for conversion to the new program and if approved you may be relocated while completing the renovations. However, we have no guarantee at this time that the application will be approved or when. We also have no idea of when any of this would become a reality if approved. If approved, it will greatly enhance your living environment.**

*This notice was personally served by HACC staff to all households at Jane Frazier Village, Fort Cumberland Homes, John F. Kennedy Apts., and Queen City Tower during the period of October 19<sup>th</sup> through October 21<sup>st</sup> 2015.*