



## **RAD Resident meeting for Keystone**

April 6, 2021

10:00 a.m.

Central Administrative Office

901 Pardee Street

Johnson City, Tennessee

### **MINUTES**

1           The meeting was called to order by Richard McClain, Executive Director of the  
2 Johnson City Housing Authority on April 6, 2021. In addition to Richard McClain,  
3 attending the meeting were Robin Walker, Linda Phillips, Mark Markland, Terry Etter,  
4 Officer Collette and 9 tenants.

#### 5           **1. EXPLANATION OF RAD**

6           The Rental Assistance Demonstration (RAD) is a program offered through HUD. This  
7 program focuses on converting Public Housing properties to Section 8 properties. This  
8 allows the Public Housing Agencies to control the property and apply for grants and loans  
9 to modernize, upgrade, and replace the PHA's developments. JCHA has applied to the  
10 state for funding to start the process of replacing and remodeling our aging inventory. We  
11 should have a good chance this year to receive funding and should know if we are  
12 successful by this fall.

#### 13           **2. EXISTING JCHA HOUSING STATS**

14           Mr. McClain presented the JCHA's plan for Keystone that will take place over the next  
15 several years. He explained that we have had really good results in the developments that



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1 have been changed to RAD so far and that would be the Dunbar, Parkway, Pinecrest, and  
2 Lake Terrace Developments. The plans for Keystone is to remove 96 units in Keystone an  
3 and relocate the current tenants to the new apartments in Fairview. A map of the  
4 breakdown of units to be moved was shown. When a tenant that is currently on a public  
5 housing lease transfers to the Section 8 their rent is based on 30% of their adjusted annual  
6 income. He explained that Section 8 offers the ability to port to another housing authority  
7 after a period of time. Tenants will be responsible for paying their own power bills but  
8 some- will get an allowance from the Housing Authority.

9 He also explained that when a tenant moves from Keystone to Fairview the JCHA will  
10 pay for all transfers and deposits of electricity. The new units will all be very energy  
11 efficient.

12 The Johnson City Housing Authority will pay for the move from Keystone to Fairview. If  
13 the tenant needs help in boxing we will also provide this help. All boxes will be provided  
14 for the move. Director McClain also explained that even if a tenant is not impacted by



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1 the first move they could still be on a waiting list for future available units. Director  
2 McClain explained that these units will greatly improve the area and even in the future  
3 very possibly new shopping areas and a 4 lane highway would be coming this way.

### 4 **3. QUESTIONS**

5 Q. How long will it be before we can move with a voucher?

6 A. 2 years

7 Q. Are you moving all of the tenants at one time?

8 A. No just 96 units

9 Q. If our address is not impacted at the moment will we stay where we are?

10 A. Yes and you will be notified when you would move.

11 Q. How do you get on a 1 or 2 bedroom waiting list?

12 A. When the waiting list is open you will be notified.

13 The Meeting was adjourned at 10:35 a.m. Minutes taken by Linda Phillips

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