



**CUMBERLAND HOUSING
GROUP**

RENTAL ASSISTANCE DEMONSTRATION - (RAD)

GENERAL INFORMATION NOTICE (GIN)

July 19, 2022

Dear Queen City Tower Resident,

This letter serves as follow-up to the Resident Information Notice (RIN) you received dated July 6, 2022 and the resident meeting held on July 19th and 21st, 2022. The RIN communication and meeting discussion from July 2022 provided an overview of plans to convert the property you currently occupy from public housing program to Section 8 rental assistance under the Rental Assistance Demonstration (RAD) and your rights as it relates to that program. The Section 8 program makes it easier for the Cumberland Housing Group to access money to repair and improve the property, either now or in the future. We have continued to pursue RAD conversion for your property and through this letter are giving additional information about the conversion and your rights. **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.**

As stated above, 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. At this time, we expect that the proposed rehabilitation may require you to be relocated temporarily 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.



The Housing Authority of the City of Cumberland
635 East First Street, Cumberland, MD 21502-4362
Office 301-724-6606 Facsimile 301-724-8731

www.CumberlandHousing.org



As a resident of a site participating in RAD, you have the right to return to the project after completion. 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 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. The 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. The Cumberland Housing Group 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, the Cumberland Housing Group 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 will be contacted as the process continues to progress so that we can provide you with more information about the proposed project. If the project is approved, we will make every effort to accommodate your needs.

If you have any questions about our plans, please contact your site manager:
Lorri Wharton, Queen City Tower Property Manager
301-722-7977

This letter is important to you and should be retained.

Sincerely,

Steven J. Kesner

Steven J. Kesner
Development Coordinator
Cumberland Housing Group

This notice was personally served by HACC staff to all households at Queen City Tower during the period of July 19 – 29, 2022.