

Atherton East Resident Meeting

The Flint Housing Commission (“FHC”) plans to redevelop Atherton East under the Rental Assistance Demonstration (RAD) program of HUD that seeks to preserve affordable housing. RAD provides a way to replace properties that are in need of repair while ensuring permanent affordability for these units.

In conjunction with this project and conversion, you eventually will be required to move to another unit. Suitable housing will be made available to you and you will be reimbursed for all reasonable out of pocket expenses, including moving costs. You will need to continue to pay your rent and comply with all other lease terms and conditions.

You do not need to move now. We will be investigating what options may exist for relocating from Atherton East. There will be 39 public housing units in Clark Commons Phase I (2, 3, and 4 BR), and we are investigating other options that may allow the remaining households at Atherton East to move without waiting for all new construction to be completed, as this will take 2-4 years depending upon the availability of funding.

We will hold resident meetings to identify together a fair and transparent way to relocate all residents. Next month (March), we will hold our first official relocation meeting, where we will present various options to you, and we will listen to your preferences and recommendations while drafting the plan. A Relocation Case Manager will be at all of the relocation meetings, as will Norstar, to answer questions. ***A Relocation Case Manager will meet with every resident one-on-one whether or not you attend any Relocation Meetings.***

Once a draft Relocation Plan is completed, it will be submitted to HUD for review and approval to make sure that it is in conformance with all rules.

Responses to Frequently Asked Questions about the Conversion Process

- Premier Property Management will manage the new Norstar-developed units.
- Replacing all 192 units at Atherton East will take at least 2-4 years. It can take 1-2 years to get financing in place for each phase, and then about 18 months for the construction of each phase. Norstar is replacing all 192 units in 4 phases. Because there are only 103 occupied units at this time, we are trying to identify a way to move each household to a different unit in a shorter period of time.
- All households living at Atherton East at the time of conversion will have the right to move to a replacement unit.
- Residents will continue to pay 30% of their income on rent and utilities after the conversion to project-based vouchers, unless you are currently paying flat rents (if you do not know what that means, then you are not paying flat rents).
- Residents in converted units will be given an opportunity to move with a portable voucher (Section 8) 1-2 years after the conversion (after moving into their new unit), if the resident wants to move out.

For more information on Residents’ Rights, please visit: <https://www.hud.gov/RAD/residents>