

Exhibit M

Resident Protections from RAD Notice

1. Choice Mobility: NYCHA will provide a Choice-Mobility option to residents of the Properties at any time after their first year of occupancy in accordance with section 1.6(D)(8) of the RAD Notice.
2. No Re-screening of Tenants upon Conversion: Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion, but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at the time of conversion would continue to be treated as an assisted unit. Once that remaining household moves out, the unit must be leased to an eligible family.
3. Right to Return: Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed.
4. Renewal of Lease: Under RAD, the Project Owner must renew all leases upon lease expiration, unless good cause exists for not renewing. This provision must be incorporated into the tenant lease or tenancy addendum, as appropriate.
5. Phase-in of Tenant Rent Increases: NYCHA will create a policy to phase-in, over a period of 5 years, any increases in tenant rent that occur as a result of the RAD conversion.
6. Public Housing Family Self Sufficiency (PH-FSS) and ROSS-SC: NYCHA does not have PH-FSS participants, but residents may be able to enter into the Housing Choice Voucher (HCV) FSS program after conversion. Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD.
7. Resident Participation and Funding: In accordance with Attachment 1B.2 of the Notice, residents of the Properties will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding. The Project Owner must provide \$25 per occupied unit annually for resident participation, of which at least \$15 per occupied unit shall be provided to a legitimate tenant organization at the covered property. These funds must be used for resident education, organizing around tenancy issues, and training activities.
8. Termination Notification: The Project Owner must provide adequate written notice of termination of the lease in accordance with section 1.6(D)(6) of the RAD Notice.
9. Grievance Process: Residents have a right to an informal hearing with NYCHA to dispute any decision related to the individual circumstances of a participant family as per 24 CFR § 982.555(a). Residents have a right to an informal hearing with the Project Owner to dispute any decision or action related the resident lease.

10. Accessibility Requirements: Federal accessibility requirements will apply to the Project. The law governing the Project includes Section 504 of the Rehabilitation Act of 1973 (“Section 504”), the Fair Housing Act (“FHA”), and the Americans with Disabilities Act (“ADA”). Although the requirements of each of these laws are somewhat different, NYCHA and the Project Owner must comply with each law that applies. Section 504 and the ADA also apply to alterations and substantial rehabilitation as defined in 24 CFR 8.22 and 8.23 and to existing, unaltered facilities (24 CFR 8.24). See also 28 CFR 35.151(b) and 28 CFR 36.
11. Under-Occupied Unit: Under 24 CFR 983.260, if a family is in an under-occupied unit at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by NYCHA.
12. Earned Income Disregard (EID): Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6(C)(3) of the RAD Notice; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.
13. Jobs Plus: Jobs Plus grantees awarded FY14 and future funds that convert the Jobs Plus target projects(s) under RAD will be able to finish out their Jobs Plus period of performance at that site unless significant relocation and/or change in building occupancy is planned. If either is planned at the Jobs Plus target project(s), HUD may allow for a modification of the Jobs Plus work plan or may, at the Secretary’s discretion, choose to end the Jobs Plus program at that project.
14. When Total Tenant Payment Exceeds Gross Rent: Unlike normal PBV rules, RAD requires that the units for families whose Total Tenant Payment (“TTP”) has risen to a level that is equal to or greater than the contract rent plus any utility allowance be placed on and/or remain under the HAP contract when TTP equals or exceeds the Gross Rent. In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Following conversion, 24 CFR 983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at the time of admission to the program. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission’s TTP comes to equal or exceed the gross rent for the unit and if the Project is fully assisted, the Project Owner must reinstate the unit after the family has vacated the property.
15. Language: When providing resident notification and meetings, the Selected Applicant must use effective communication for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 and, as applicable, the Americans with Disabilities Act of 1990. Effective communication includes, but is not limited to, providing written materials in appropriate alternative formats (e.g., Braille, large type), as needed, and providing sign language interpreters and assistive listening devices at resident meetings, as needed (24 CFR 8.6).

Additionally, the Selected Applicant must provide meaningful access to its programs and activities for persons who have a limited ability to read, speak, or understand English.

The Selected Applicant must provide language assistance to residents of the Properties who are Limited English Proficient (LEP) to ensure that they have meaningful access to RAD resident notifications and meetings. Such language assistance may include, but is not limited to, providing written translation of notices regarding the plans for the project and relocation and oral interpretation at resident meetings. For guidance on providing language assistance to persons with LEP, please see Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732).

16. Fair Housing Requirements: RAD transactions are governed by the same civil rights authorities that govern HUD-assisted activities generally (see 24 CFR 5.105). The Fair Housing Act prohibits discrimination in housing (see 42 U.S.C. §§ 3601, et seq., and HUD regulations in 24 CFR part 100) and requires all federal executive departments and agencies to “administer their programs and activities relating to housing and urban development . . . in a manner affirmatively to further” fair housing (42 U.S.C. § 3608(d) and (e)). In addition, all federally assisted activities are subject to Title VI of the Civil Rights Act of 1964 forbidding discrimination on the basis of race, color, and national origin (see 42 U.S.C. §§ 4000d, et. seq., and HUD regulations in 24 CFR part 1), and Section 504 of the Rehabilitation Act of 1973, which forbids discrimination on the basis of disability and requires that federally assisted programs make each activity “when viewed in its entirety” readily accessible to persons with disabilities and make reasonable accommodation to the needs of persons with disabilities (see 29 U.S.C. §§ 701, et seq., and HUD regulations in 24 CFR part 8), as well as Titles II and III of the Americans with Disabilities Act, Executive Order 11063, and HUD regulations in 24 CFR part 107. Thus, as with the administration of all HUD programs and all HUD-assisted activities, fair housing and civil rights issues must be considered in the administration of RAD transactions. This includes actions and policies that may have a discriminatory effect on the basis of race, color, sex, national origin, religion, disability, or familial status (see 24 CFR part 1 and part 100 subpart G) or that may impede, obstruct, prevent, or undermine efforts to affirmatively further fair housing.
17. Waiting List: NYCHA has established a site-based waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on NYCHA's public housing waiting list have been offered placement on the Covered Project's initial waiting list. The applicants shall have priority on the site-based wait list in accordance with the date and time of their application to the original waiting list. All vacancies in the Covered Project must be filled by applicants on the site-based waiting list in accordance with 24 CFR § 983.251(c).