



BEST PRACTICES: FORMING A RESIDENT ORGANIZATION (RO)

Not all RAD sites will have the same resident needs, but there are some common best practices for organizing and creating an effective RO. While the 964 regulations do not formally apply under RAD, we suggest that the 964 regulations be used as a guidance in forming a resident organization. Highlights from 964 are included here for guidance:

- Organize a group of residents of the sites at your development that have been selected for RAD conversion. Residents of the converted development have the right to establish an RO.
- The role of an RO is to improve the quality of life and resident satisfaction and participate in self-help initiatives to enable residents to create a positive living environment for families living in public housing.
- Once an RO is formed, it should adopt written procedures (e.g. by-laws) describing how residents will be elected to the governing board, how often elections should be held, the percentage of voters that must agree before holding a recall election, the number of elected board members, and establish who can be a voting resident.
- Once established, an RO should work with the new property manager to settle on a Memorandum of Understanding (MOU) that puts the expectations of the partnership in writing and is updated regularly.
- Be independent from the property owner, meet regularly, hold open meetings, operate democratically, and allow all residents to have a voice.
- Reach out to local community based organizations who can provide additional resources.
- Ensure the RO is receiving up to \$25* per occupied unit per year to carry out RO activities.
- Use funding to provide education, training, and organizing opportunities for residents.
- The property manager must help facilitate RO activities by provided meeting space and other resources. This information should be detailed in the MOU.

*The property manager must fund resident participation at \$25 per occupied unit per year but can keep up to \$10 of this amount to administer participation activities.