



**Gary Housing Authority**  
**Resident Advisory Board**  
**2020 Resident Council Election Procedures**

## **PARTICIPATION IN THE 2020 RESIDENT COUNCIL ELECTIONS**

The Resident Advisor Board authorized the Gary Housing Authority (GHA) to procure the services of Dr. Samuel Little to be the Independent Third Party Monitor (ITPM) for the 2020 resident council elections. An initial meeting to discuss the election procedures will held at each property on January 7- 8, 2020. However, as a result of the COVID-19 pandemic, the initial election date was postponed. However, a new date has been scheduled and residents at each property are expected to select their resident council officers by voting in the upcoming elections. Voting for your representative is your right and duty as a public housing resident.

### **Who May Vote?**

All resident council elections will be held on **Thursday, September 17, 2020** at each property. To qualify as a voter, a resident must:

- be a residents of the GHA;
  - be eighteen years or older;
  - be named on the lease;
  - be in full compliance with the lease;
  - have no rental payment delinquency;
  - meet the requirements described in the by-laws of the resident council; and,
  - have a valid picture ID (Indiana Driver's License, State ID, Passport, or GHA ID).
- Note that live-in aides and their adult children are not eligible to vote.

To obtain a copy of the general information regarding resident council election procedures, please review the HUD regulations under 24 CFR Part 964.130 (Election Procedures and Standards). They are posted in the Federal Register and on the HUD website.

### **Who May Run As A Candidate?**

All candidates for election were previously certified in February by the ITPM. They met the following eligibility requirements:

- is a resident at the designated GHA property;
- is eighteen years or older;
- name appears on the lease;
- is lease compliant;



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- had at least six consecutive months of residency prior to the election at the property for which he/she is seeking election;
- submitted a Candidate Filing Form;
- submitted and filed a petition affidavit with the Resident Advisory Board containing the signatures of a minimum of 25 adult residents at the property who certified that he/she is an eligible voter; and,
- participated in a mandatory training session conducted by the ITPM (via Zoom) for candidate applicants seeking nomination.

### **Campaigning**

Campaigning by candidates may continue until the day of the election. Candidates will be responsible for designing and printing their posters, flyers, and other campaign literatures. Tenant Participation Activity (TPA) funds cannot be used for campaigning purposes. On the day of the elections, campaigning cannot be conducted inside the voting area or within 20 feet of the voting area. The ITPM will disqualify any candidate who do not comply with this requirement.

### **Distribution of Ballots and Voting on Election Day**

In view of the COVID19 pandemic, special arrangements were developed to maintain the safety of all residents. In order to comply with the recommendations of the Center for Disease Control (CDC), voting activities will require social distancing and wearing a mask.

At **senior properties** (Genesis Towers, Glen Park, Mosby and Al Thomas), ballots will be delivered to the resident's unit on **Wednesday, September 16**. The ITPM will return to the unit on **Thursday, September 17** at which time each resident will cast his/her vote by signing the ballot and depositing it in a sealed contained.

At **family properties** (Concord), voting will take place outside, in front of the community building, on **Thursday, September 17**. Voting hours will be 9:00 – 5:00. For residents who are employed during these hours, the ITPM will give them an opportunity to vote afterhours if they make a request by sending an email to [samuellittle@narsaah.today](mailto:samuellittle@narsaah.today) prior to the election. Residents who are unable to come to the voting area because of a disability should contact the ITPM for assistance on election day. The ITPM will arrange for special accommodations to enable you to vote. If Spanish-speaking residents need a Spanish-speaking ITPM staff on election day, they must notify the ITPM prior to the election as well.



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Please note the following:

- Absentee ballots will not be permitted.
- Ballots will be provided by the ITPM.
- The GHA shall assign an employee who will check the register to certify eligibility of each voter.
- Voting will be supervised completely by the ITPM in partnership with RAB.

**Filing a Complaint or Grievance**

The protester must fax a formal letter to the ITPM at 410-526-0633 or send an email to [Samuellittle@narsaah.today](mailto:Samuellittle@narsaah.today) within five calendar days after the election. The letter must include all evidence of the violation (s) and describe the issue (s) or concerns and explain which election procedure (s) were violated. If the protester is dissatisfied with the response from the ITPM, the protester may appeal in writing to the Office of Resident Services, with a copy to the ITPM, within five calendar days. The Office of Resident Services will review the protest and make a final decision. That decision will stand.

**Certification of Election Results**

The ITPM will provide a certification of election results within 24 hours of the election. Formal notification will be sent to the Resident Advisory Board and the Executive Director of the GHA. Election results will be posted at each property.

**Swearing-In Ceremony**

Elected resident council officers will be sworn in by the ITPM at the earliest possible date following the election.