

RENTAL ASSISTANCE DEMONSTRATION (RAD)

FACT SHEET #1: RAD OVERVIEW

WHAT IS RAD?

The **Rental Assistance Demonstration (RAD)** is a program of the Department of Housing and Urban Development (HUD) that seeks to **preserve affordable housing**.

Public housing across the country needs more than \$26 billion in repairs and many public housing agencies (PHAs) do not have enough money to keep units in good condition. RAD provides PHAs a way to stabilize, rehabilitate, or replace properties.

HOW DOES RAD WORK?

RAD allows PHAs to convert a public housing property's HUD funding to either:

- **Section 8 project-based voucher (PBV); or**
- **Section 8 project-based rental assistance (PBRA).**

This conversion of funding to long-term Section 8 contracts lets PHAs make needed repairs while ensuring permanent affordability for these units.

Only 225,000 public housing units can convert funding through RAD. PHAs must submit applications to HUD to get approval to convert some or all of their public housing funding to PBV or PBRA contracts.

WILL RAD AFFECT MY HOUSING ASSISTANCE?

You **will not lose your housing assistance** because of RAD. Even though owners of a RAD property can use private money to make repairs, owners will still receive money from HUD and must follow HUD's PBV and PBRA rules.

FACT SHEETS FOR PUBLIC HOUSING RESIDENTS

This series of fact sheets is intended to help residents of public housing learn about RAD. All fact sheets are posted on RAD's website at www.hud.gov/rad, under the 'Residents' tab. This fact sheet provides a summary of the program with a focus on elements that affect residents.

WILL RAD AFFECT MY RENT?

Since Section 8 programs also set rents at 30% of income like in public housing, **most residents will not have rent increases** because of RAD.

However, if you are paying a flat rent in public housing, you will most likely have to pay more in rent over time. In these cases, your new rent will be phased in over a few years, meaning that you will only pay a little more each year.

HOW CAN I BE INVOLVED?

HUD encourages residents and their PHAs to work together during the RAD conversion process. Before PHAs can apply to participate in RAD, they must:

- Notify all residents at a property proposed for RAD conversion about their plans; and
- Conduct at least two meetings with residents.

During these meetings, you can **learn about the conversion plans, ask questions, express concerns, and provide comments**. The PHA must submit your comments and its response to them in the RAD application.

The PHA must have at least one more meeting with all residents of the property before HUD approves the conversion. This is another chance for you to ask questions and provide comments.

WILL I HAVE TO MOVE DURING CONSTRUCTION?

Some properties will not require any repairs or construction. In other cases, the repairs can be completed while you stay in your home. However, some apartments and buildings will require more work.

In these cases, you will be relocated and protected by RAD relocation rules. You will have the **right to return** to your development once construction is completed. You may not be permanently displaced without your consent.

If construction at your property takes longer, the PHA may offer you other housing options, such as another public housing unit or a **Housing Choice Voucher (HCV)** that you can use to rent another affordable unit in the private market.

Whether you choose to move temporarily or to move permanently to other housing, the PHA will help you find the best possible option and pay for your moving expenses.

WILL RAD AFFECT MY RIGHTS?

When the property converts, you will sign a new Section 8 lease. RAD keeps many of the resident processes and rights available under public housing, such as the ability to request a **grievance process** and the timelines for termination notification.

Residents will also have a **right to organize**. Owners must provide \$25 per occupied unit each year to support resident participation, \$15 of which must be provided to resident organizations.

WILL I STILL BE ABLE TO PARTICIPATE IN FSS AND ROSS?

You will be able to continue participating in the Family Self-Sufficiency (FSS) program. If your

DEFINITIONS

- **Housing Choice Voucher (HCV)** – Rental vouchers that let people choose their own housing in the private rental market.
- **Project-based Vouchers (PBV)** – Rental vouchers that are attached to specific units in a building. The voucher stays with the unit even after a tenant moves out.
- **Project-based Rental Assistance (PBRA)** – A rental assistance contracts that is tied to units in a specific building.

property converts assistance to PBV, you will be moved from the public housing FSS program to the HCV FSS program. The rules in both programs are very similar.

If your property converts assistance to PBRA, you may continue your participation in FSS until your current contract of participation ends. The owner may choose to establish a PBRA FSS program to admit new participants.

If you are currently participating in the Resident Opportunities and Self Sufficiency (ROSS) program, you can participate until all the program funding is used.

DOES RAD AFFECT WHERE I CAN CHOOSE TO LIVE?

Once the property has converted, residents of most properties will have a new "choice mobility" option, which will allow you to request a **Housing Choice Voucher (HCV)** that the household can use to select a rental unit in the private market:

- Under the PBV program, you can request an HCV after living in a RAD property for one year;
- Under the PBRA program, you may request an HCV after living in a RAD property for two years.

A resident is under no obligation to move from the RAD property or to request an HCV.