An introduction to RAD

# Rental Assistance Demonstration

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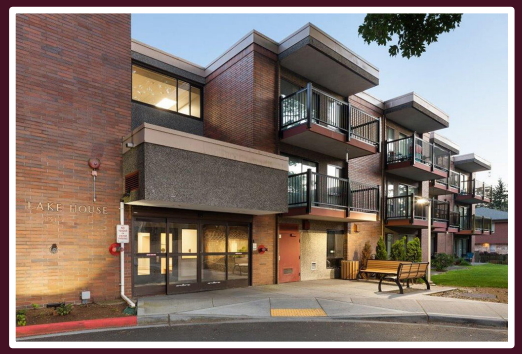
KCHA



# RAD Overview

# What is RAD?

**R**ental **A**ssistance **D**emonstration (**RAD**)

A **voluntary** program created by the U.S. Department of **Housing and Urban Development** (HUD) that gives public housing authorities new flexibility to preserve and improve public housing properties like yours.

**RAD** is designed to provide **stability** and **security** for residents, ensuring they have access to safe and affordable housing.

# How does RAD work?

RAD changes the **source** of rental assistance from **public housing** to **Section 8** project-based vouchers

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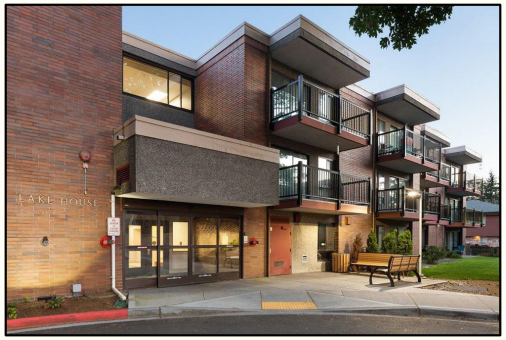
RAD units remain **permanently** affordable to low-income households.

**Section 8** Program

Rental Assistance

**Your Apartment Building**
(RAD Project-Based Voucher)

- More stable source of funding
- Funding adjusts for local rent and utility changes
- More flexible funding
- Allows KCHA to access other sources of funding



Converting to **RAD** means that KCHA can continue to invest in repairs and improvements to your apartment building.

# Residents **retain their housing**, affordable rent and tenant protections.

- Most residents **rent will not change** because of RAD.
- Residents keep their **same rights** and resident protections.
- After 12 months residents may choose to take a **Tenant-Based Voucher** and relocate anywhere in the country that accepts Section 8 vouchers.

Over **500** Public Housing Authorities across the country have completed **RAD** conversions.

**1,764** projects

**240,672** housing units

**Over 500,000** residents

# Applying for RAD

KCHA must apply to participate in the RAD program.

- If KCHA is accepted into the RAD program, then we will start a “RAD conversion.”

- This means that the funding for your rental assistance will change from traditional **public housing** to a **Section 8 project-based voucher**.

# KCHA's Plan For Your Apartment Building

# KCHA’s plan for your apartment building

Our plan for your apartment building is a “**straight conversion**” also referred to as a “**subsidy only conversion**”.

This means that KCHA is shifting our existing public housing funding for your apartment building to the Section 8 program without taking on new debt or undertaking major renovation or improvements as part of the RAD conversion.

# **KCHA's plan for your building** (continued)

**KCHA's plan for your apartment building:**

- Will **not** include any major renovations to your property
- Will **not** transfer rental assistance from your property to another
- Will **not** partner with a developer or any other entity
- Will **not** affect your eligibility for rental assistance
- Will **not** require you to move

# **KCHA's plan for your building** (continued)

Our plan is to simply change **your apartment building's** primary source of federal funding from public housing to Section 8 rental assistance through RAD.

Note: **These plans may change**. As we develop the plans, we will consider:

- The opinions of residents
- An independent professional's analysis of what needs to be repaired
- The long-term cost to maintain the property
- The financing we may be able to get

# What You Need to Know About RAD

# Our RAD conversion plan will not change your experience of living at your apartment building

- The rent you pay under RAD will be calculated based on adjusted annual household income, like it is now under the public housing program.
- KCHA will still own your building.
- Your property management and maintenance team will not change.
- You will keep your housing assistance, but the funding source of that assistance will change.
- You won't need to be re-screened and there are no additional eligibility requirements.
- You will need to stay in good standing with your current lease.
- You will need to sign a new lease.

# Lease Transition

As part of the RAD conversion process your public housing lease will end and you will need to sign a new lease.

- The terms of the new lease will be similar to your current lease.
- In addition to your new lease, you will also need to sign a **RAD Lease Addendum**, which will include RAD's resident procedural rights.

# Resident Rights under RAD

- **Right to Information:** Residents have the right to hear about major changes in the plans for the project.
- **Right to Remain:** Residents in good standing at the public housing property have the right to continue living there after the RAD conversion.
- **Right to Return:** If relocation is necessary due to construction or repairs, residents have the right to return to the property, again without rescreening.
- **Affordable Rent:** Rent will continue to be based on adjusted household income.
- **Right to Organize:** Residents retain the right to form and participate in resident organizations.

# Resident Rights under RAD (continued)

- **Choice-Mobility:** Residents have the option to request a tenant-based voucher (mobility voucher) after living in a RAD unit for one year.
- **No Rescreening:** Residents are not subject to rescreening as a result of the conversion.
- **Lease Protections:** Lease renewal is mandated, and eviction without just cause is prohibited.
- **Grievance Procedures:** Residents have access to established termination and grievance procedures.
- **Other Protections:** This includes consultation rights, enhanced relocation protections, and the right to request reasonable accommodations.

# Projected Timeline

# RAD Conversion Timeline

KCHA plans to complete the conversion by **December 2026**, but we may complete the conversion sooner.

- Most RAD conversions take 6 to 18 months after the application is approved.
- We plan to submit our application to HUD in **June 2025**
- If HUD approves KCHA's application, we will have more resident meetings and we will provide a more detailed projected timeline.

# RAD Conversion Process

We are very early in the process, and we will meet with residents throughout the RAD conversion process.

1. **Resident Meetings**
2. Board Resolution
3. Submit Application to HUD
4. HUD Initial Approval (CHAP Award)
5. **Resident Meetings**
6. Amend KCHA's MTW Plan
7. Property Inspection (assess the condition of the property and repair needs)
8. Financing Plan
9. HUD Approval (RAD Conversion Commitment)
10. **Resident Meetings**
11. Sign New Lease
12. RAD Conversion (Closing)

# What RAD Means for KCHA

# What RAD means for KCHA

- Resident stability
- Preservation of affordable housing
- More stable and flexible funding
- Choice mobility for residents
- Keeping our building up to date with repairs and improvements

# Questions and Comments

# More Information about RAD and KCHA's plans for your property:

- Visit the RAD page on KCHA's website https://www.kcha.org/residents/radp
- If you have questions about the changes, contact your property management office.
- Email comments about KCHA's plans for RAD at your property, to RAD@kcha.org

**We will mail you more information about RAD and future meetings in the coming months.**