



RAD INFORMATION SESSION Q&A

Following is a summary of the questions that were asked at the first round of RAD Information sessions held at Brittany Park, Yardley Arms, Riverton Terrace II, Munro Manor, Lake House, and Briarwood in April 2025, as well as a Zoom webinar on May 1. Repeat questions about the same topic have been consolidated. Because our answers to similar questions differed slightly across these meetings, we have made this document, which is accurate to the best of our knowledge, available on our Rental Assistance Demonstration Project webpage.

Before the Q&A at each meeting, KCHA staff provided an overview of the Rental Assistance Demonstration (RAD) program and related plans. The information in this Q&A is accurate as of the writing of this document, but should not be referred to as policy, which may change in the future.

RAD INFORMATION MEETINGS

ARE WE REQUIRED TO ATTEND THESE MEETINGS?

You are not required to attend, but we appreciate your participation.

SECTION 8

WHAT ARE SECTION 8 VOUCHERS?

In the Section 8 program, tenants pay a portion of their rent, based on a percentage of their income. The voucher pays the difference between the tenant portion of the rent and the total rent for the unit.

There are two main varieties of Section 8 vouchers: tenant-based and project-based. A tenant-based voucher stays with the tenant; a project-based voucher stays with the unit (and functions much like public housing).

Under RAD, KCHA will convert your property to project-based vouchers. After living in a RAD unit for one year, you can choose to request a tenant-based voucher for use elsewhere. You can also stay in your RAD unit indefinitely, as long as you remain in good standing with your lease.

DOES BEDROOM SIZE MATTER IN DETERMINING THE RENT IN THE SECTION 8 PROGRAM?

Bedroom size does not impact tenant rent for project-based vouchers, except in very limited circumstances.

DOES THE AMOUNT OF THE VOUCHER CHANGE?

For project-based vouchers, the value of the voucher impacts the amount of subsidy KCHA receives for the unit. It does not impact the rent you will pay, unless your household contains people who are not eligible to receive rental assistance.

THE RAD PROGRAM

WHEN DID RAD START?

2012.

IS RAD DIFFERENT FROM SECTION 8?

RAD is a program under HUD that allows us to convert units from a public housing subsidy to a project-based Section 8 subsidy. Project-based Section 8 is different from tenant-based Section 8, in that the subsidy stays with the unit (similar to public housing) instead of the tenant.

WHAT PROPERTIES ARE GOING TO BE CONVERTED TO RAD?

Initially, we plan on applying to convert Brittany Park, Yardley Arms, Riverton Terrace II, Munro Manor, Lake House, and Briarwood. We plan to convert more public housing properties to RAD in the future.

HOW DID KCHA DECIDE WHICH BUILDINGS TO CONVERT?

For our first batch of RAD conversions, we chose properties that would see a decrease in funding at the end of 2025 if we did not convert to RAD, that don't need a lot of renovations, and that were close to one another geographically. We picked four one-bedroom apartment complexes in southwest King County, as well as two one-bedroom complexes in Shoreline.

WHY AREN'T YOU CONVERTING ALL OF YOUR PROPERTIES TO RAD?

We are looking into converting more properties in the future, but we're starting with these six.

WHY DOES KCHA WANT TO MAKE THIS CHANGE?

Congress determines the funding for federally subsidized housing annually. The funding amount for each program varies from year to year. Public housing has historically been funded at significantly lower rates than Section 8. This consistent underfunding of public housing jeopardizes KCHA's ability to maintain quality housing for residents. While Congress can make different choices in the future, we strongly anticipate that Section 8 will continue to have more stable and sufficient funding than public housing. Converting these properties to project-based Section 8 allows us to take advantage of stabler, better funding.

WHAT ENCOURAGED KCHA TO LOOK INTO RAD CONVERSION?

KCHA has an energy performance contract (EPC). By making improvements to reduce the amount of water our public housing properties use, we received more funding under the EPC. The EPC expires at the end of 2025. By moving to RAD we can maintain that higher funding level for longer.

WILL OTHER HOUSING AUTHORITIES MOVE TO RAD?

Over 500 PHAs across the country have undergone a RAD conversion. Locally, Tacoma Housing Authority has done some conversions, while Seattle Housing Authority has not.

This will be KCHA's first RAD conversion, though we've converted public housing buildings to project-based Section 8 in the past through a different program (Section 18).

CAN I LOOK UP WHAT OTHER HOUSING AUTHORITIES ARE PARTICIPATING IN RAD ON HUD'S WEBSITE?

Yes. But be aware that most RAD conversions are different from what KCHA is doing. Because public housing has historically been underfunded, many RAD conversions include major renovations. With our flexibility under the MTW program, we don't have the same level of repair needs as other PHAs. Many of these conversions require outside investment and changes in property management. None of these will occur with KCHA's plan for RAD conversion for these properties.

IS CONVERTING TO RAD BENEFICIAL TO RESIDENTS?

RAD gives residents in converted properties the additional right to a tenant-based "choice mobility" voucher. KCHA also anticipates it will be better able to invest in maintaining and improving our RAD properties than it could under public housing.

WHAT ARE THE DOWNSIDES TO RAD?

A RAD conversion takes time and resources and can cause concern and inconvenience for tenants (such as having to understand the changes and sign a new lease). Once your building converts to RAD, there is no option to convert back to public housing, so RAD conversions lead to a permanent reduction of public housing units. Historically, the most significant downside, impacting residents, has had to do with temporary tenant displacement because of renovations related to the RAD conversion. We do not anticipate that being the case with these six properties.

WHAT ARE THE ADVANTAGES OF PUBLIC HOUSING OVER RAD?

If public housing were ever better funded in the future, it might be a better choice to have stayed with public housing. But we do not anticipate that public housing will be better funded in the future, given the decades of lack of investment in public housing.

APPLICATION TO THE RAD PROGRAM

WHO IS MAKING THE DECISION ABOUT APPLYING TO RAD?

KCHA is governed by a board of commissioners who need to approve the plan before we can submit our application to HUD.

ARE RESIDENTS INVOLVED IN THE APPLICATION TO RAD?

Not directly. KCHA is handling the application to the program. Residents are involved through meetings like these to learn about the program and process where they can ask questions and share comments about KCHA's plans for RAD conversion. Residents unable to attend the RAD meetings also had the opportunity to submit written comments to RAD@kcha.org. The questions and comments are recorded in this summary, which will be shared with KCHA's CEO/President and Board of Commissioners for consideration before we ask for their approval to apply for the RAD program. These questions and comments are also submitted to HUD with the RAD application, for HUD's consideration for approving KCHA's RAD application.

IS THERE ANYTHING RESIDENTS NEED TO DO TO GET READY FOR THE APPLICATION?

No, KCHA is handling the entire application process. If our application is accepted, we will hold more meetings and let you know next steps.

IS THERE A CHANCE THAT THE APPLICATION WON'T BE ACCEPTED?

Yes. It's an application, so there's a chance that the application won't be accepted by HUD or that the KCHA board won't approve it. Historically, most housing authorities who apply for the RAD program are approved. We do not anticipate that our application will be rejected. It is also possible that KCHA could withdraw its application before converting to RAD.

WHAT IF KCHA IS NOT ACCEPTED BY RAD?

Each building whose application is rejected will remain as public housing.

FUNDING

WHAT IS THE DIFFERENCE IN FUNDING? WILL YOU STILL RECEIVE PUBLIC HOUSING FUNDING AS WELL AS SECTION 8 FUNDING?

Units cannot receive both subsidy types at the same time. Because it's a full conversion, the funding for each property will switch from public housing to Section 8.

With public housing, Congress appropriates funding separately for operating costs and capital costs. HUD then distributes the funding based on a formula. Because Congressional appropriations for public housing tend to be lower than Section 8, we will likely get more money through the Section 8 program than we would under public housing. Also, funding for public housing has not kept up with inflation and capital needs. Section 8 funding is more stable and is more likely to keep up with inflation and rising costs.

HOW IS THE SECTION 8 PROGRAM A MORE STABLE SOURCE OF FUNDING?

Primarily, Congress has more consistently funded Section 8 and the subsidy is adjusted based on local rents and utility changes. Section 8 also allows the housing authority to access additional outside funding.

WHO CONTROLS THE FUNDING FOR SECTION 8?

Congress appropriates funds to HUD for Section 8. HUD then distributes the funding based on a complex set of rules, regulations, data, and assumptions.

DOES WASHINGTON STATE COVER ANY OF THE COST?

No. Public housing and Section 8 are federally funded programs. Occasionally, KCHA may get grants from Washington state for specific projects, but the main source of funding for our housing programs is the federal government, through the Department of Housing and Urban Development (HUD).

WILL WE LOSE OUR FUNDING BECAUSE OUR CITY IS A SANCTUARY CITY?

This is not a consideration under current funding processes.

ELIGIBILITY

IF I WAS PREVIOUSLY REMOVED FROM SECTION 8, WILL I QUALIFY?

All public housing tenants who are in compliance with their public housing lease when their property is converted will be eligible for a RAD project-based Section 8 subsidized unit.

IF I WAS PREVIOUSLY TURNED DOWN FOR A SECTION 8 VOUCHER, WILL THAT AFFECT MY ELIGIBILITY?

No. In the past, residents in KCHA's public housing didn't qualify for KCHA Section 8 vouchers. KCHA recently changed that policy. If you remain in good standing with your public housing voucher, you will automatically qualify for a project-based Section 8 subsidized unit after the RAD conversion. And after you've lived in a RAD unit for a year, you can apply for a tenant-based "choice mobility" voucher.

DOES OUR ELIGIBILITY CHANGE?

No. If you were eligible for public housing, you will be eligible for project-based Section 8.

WILL SCREENING CRITERIA CHANGE UNDER RAD?

Our screening criteria for tenants will not change due to the RAD conversion.

RENOVATION

IN THE PAST, THERE WAS WORK DONE ON A/C IN UNITS. IS THAT STILL HAPPENING?

We are continuing to work on our properties and to prioritize repairs and improvements to buildings based on needs and resources. The RAD conversion will not change our plans to install A/C in units as we are able.

MOVING DUE TO RENOVATION

HOW LIKELY IS IT THAT I WOULD NEED TO MOVE DUE TO RENOVATION?

KCHA does not anticipate that the RAD conversion will require any of these properties to be renovated. We've kept our buildings in good repair, so we don't think it's likely that a move will be necessary from any of these six properties.

IF MY UNIT NEEDS TO BE REPAIRED AND I NEED TO MOVE, WHERE DO I GO AND WHO PAYS FOR IT?

KCHA does not anticipate any renovation of these properties due to the RAD conversion. Therefore, we don't think anyone will need to move. If something changes, and you have to move because of required construction under RAD, KCHA will pay for your moving costs and, if needed, temporary lodging. This is built into the RAD program.

IF MY UNIT NEEDS TO BE RENOVATED AND I'M MOVED TO A DIFFERENT UNIT, WHAT WILL MY RENT BE?

KCHA does not anticipate any renovation of these properties due to the RAD conversion. If, however, you are moved to a hotel room or temporarily to a different unit due to a renovation, you will continue to pay rent for your original unit.

WHAT HAPPENS TO MY FURNITURE IF I NEED TO BE MOVED OUT DURING A RENOVATION?

KCHA does not anticipate any renovation of these properties due to the RAD conversion. If, however, there is a renovation that requires that your furniture be moved, KCHA will pay for necessary moving and the storage fees.

NEW LEASES

WHEN DO WE SIGN THE NEW LEASES?

The lease signing is typically within two months before the conversion. There will be future meetings if we're accepted into the RAD program to keep you updated, including before the lease signing and if there are any major changes.

WOULD WE HAVE TO SIGN THE PROJECT-BASED LEASE BEFORE THE PUBLIC HOUSING LEASE IS UP?

Yes. You would have to sign a new lease and RAD project-based voucher lease addendum before we convert to RAD.

WHAT IS THE TERM FOR A RAD LEASE?

Twelve months, the same as your public housing lease.

RAD CONVERSION

WHAT IS THE START DATE FOR THE CONVERSION?

We don't have a firm start date, but we think it will happen before the end of 2026. We plan to apply to the RAD program in June of this year. Typically, HUD takes between 30 and 60 days to accept or reject an application, so we expect to hear back from HUD by the end of August. After that, RAD conversion typically take between six to eighteen months.

WILL RAD INSPECT THE PROPERTY?

RAD is a program, not an entity. But conversion requires an inspection, and we will hire a HUD-approved independent contractor to do that. As with public housing, we will give a 48-hour notice before entering a unit.

IF THE PROPERTY CHANGES TO SECTION 8, DO THE RESIDENTS' STATUSES CHANGE TOO?

Yes. By signing a Project-based Section 8 lease, you will be a Section 8 tenant and not a public housing tenant.

WHAT IF YOU DON'T WANT TO SWITCH TO SECTION 8?

If we make the RAD conversion, and you want to stay in public housing, you could apply for a transfer to another KCHA property that's still public housing, but there's no guarantee that it won't also undergo a RAD conversion.

WHAT DOES "GOOD STANDING" MEAN IN THE CONTEXT OF THE RAD CONVERSION?

If KCHA is in an active legal process with you when the RAD conversion happens, we will resolve the legal matter and then move forward with RAD if applicable.

DO WE NEED LEGAL REPRESENTATION?

The housing authority cannot provide legal advice, but you have the right to seek legal representation. If you need assistance, there are organizations that offer free or low-cost legal aid for housing-related matters. If you think your rights aren't being protected, you may also contact the HUD Field Office in Seattle.

PROPERTY MANAGEMENT

IS PROPERTY MANAGEMENT STAYING THE SAME AFTER THE RAD CONVERSION?

Yes. KCHA is keeping our management and maintenance teams in place.

IF OUR PROPERTY IS RESERVED FOR SENIORS AND THE DISABLED, WILL IT STAY THAT WAY AFTER THE CONVERSION?

Yes. However, unlike public housing, in Section 8 there isn't an official designation process through HUD. KCHA may need to adopt new policies under the project-based voucher program to maintain the elderly and disabled focus at these properties.

SECTION 8 RELIES ON PRIVATE LANDLORDS. IF THE APPLICATION IS APPROVED, WILL WE NO LONGER BE UNDER KCHA?

This use of project-based Section 8 under RAD does not rely on private landlords. KCHA will continue to be the landlord of these six apartment buildings. KCHA has no plans to sell any of these properties.

IS THERE A RISK OF THE BUILDING BEING TRANSFERRED TO SOME OTHER ENTITY?

KCHA has no plans to sell or transfer ownership of any of these properties to any entity outside of the housing authority's control. Additionally, the land for each property is required to be used for affordable housing, so even if there were redevelopment in the future, it would still need to be affordable.

RENT

WILL RENT STILL BE BASED ON OUR INCOMES?

Yes. You will continue to pay a percentage of your income for rent.

IS THERE A CAP FOR RENT UNDER RAD?

Yes. The rent for project-based units is typically capped at a “contract rent.” KCHA determines the contract rent for a unit looking at the rents of other nearby unassisted units, of a similar quality, size, unit type, and age.

CAN KCHA RAISE THE RENT AT ANY TIME?

Under project-based Section 8, your portion of the rent may increase or decrease for the same reasons as under public housing, such as changes to your income, deductions, or energy assistance supplement. In addition, the contract rent may increase once a year, only impacting households with incomes high enough to be paying the capped rent and households where one or more members are not eligible to receive rental assistance. KCHA provides 30 days’ notice of rent increases.

IS OUR RENT 28% OR 30% OF OUR INCOME?

Under KCHA’s EASY rent policy, rent is calculated at 28% of your adjusted income minus any energy assistance supplement for most households. If after the RAD conversion you no longer qualify for EASY rent because of your earned income, your rent will be subject to our WIN rent policy, which relies on income bands to determine rent, and you could pay as much as 28.3% of your adjusted income, minus your energy assistance supplement.

WILL WE EVER HAVE TO PAY FOR WATER OR OTHER UTILITIES?

The conversion to RAD won’t have any direct effect on your utilities.

WILL THE ENERGY ASSISTANCE SUPPLEMENT CHANGE?

Not because of RAD. It may change in the future based on other factors such as energy costs, consumption and policy changes.

WHAT FORMS OF PAYMENT ARE ACCEPTED FOR RENT?

RAD will not change how you pay rent to KCHA.

In the coming months, we are going to be changing our property management software and if you pay your rent online, you will pay via RentCafe, instead of Zego. This change is unrelated to the RAD conversion. We will communicate more about this change in the coming months.

IF I AM A SENIOR CITIZEN, WILL MY RENT INCREASE?

KCHA is not changing its rent policies due to RAD. Some households may change to WIN rent from EASY rent, but our rent analysis indicated that those households would see a decrease in their rent. According to that same rent analysis, we only found one household whose rent would increase and it would increase by one dollar.

WILL THIS CHANGE ANYTHING FOR TENANTS WHOSE RENT IS PAID FOR BY A PAYEE?

No. As with public housing, if your rent changes, your payee will be notified.

WHAT HAPPENS IF OUR RENT GOES UP DUE TO THE RAD CONVERSION?

According to our preliminary analysis due to the RAD conversion, we were only able to identify one tenant whose rent will increase, and it is projected to increase by one dollar. If you are concerned you may encounter a rent increase, your property manager can help answer your questions.

WHAT WILL THE PERCENTAGE INCREASE IN RENT BE?

RAD will not change how your rent is calculated, with very limited exceptions due to the contract rent cap which can impact those with high incomes and households with mixed immigration statuses.

WHAT HAPPENS TO HIGH INCOME EARNERS CURRENTLY LIVING IN PUBLIC HOUSING?

Existing households at the time of conversion will not have to re-qualify and their income will not impact their eligibility for the new subsidy for their unit.

CAN I STAY IN A PROJECT-BASED SECTION 8 UNIT IF I HAVE NO INCOME?

Yes. RAD does not change your eligibility to stay in your unit.

DO I HAVE TO LET DSHS KNOW THAT THIS CHANGE IS HAPPENING?

We are not aware of any reason that would be necessary.

INSPECTIONS

HOW WILL INSPECTIONS BE HANDLED UNDER PROJECT-BASED SECTION 8?

KCHA's inspection policy will not change due to RAD. However, as part of the process of converting to RAD a HUD-approved inspector must also inspect the property to make sure the building is in good condition.

PROJECT-BASED VOUCHERS

DO I HAVE TO APPLY FOR A PROJECT-BASED VOUCHER?

No. The conversion to project-based voucher subsidy will be handled by KCHA.

DO THE PROJECT-BASED VOUCHERS HAVE AN EXPIRATION DATE?

No. Technically the initial contract will be for 20 years, but HUD is required to renew that contract after it expires (contingent on funding availability, similar to other housing subsidies).

CAN I STAY IN MY UNIT WITH A PROJECT-BASED SECTION 8 VOUCHER FOREVER?

Like with public housing, tenants may remain in project-based Section 8 units if they stay in compliance with the terms of their lease and KCHA's policies.

TENANT-BASED "CHOICE MOBILITY" VOUCHERS

DOES THE TWELVE MONTHS START WHEN I SIGN THE NEW LEASE?

The twelve-month period starts on the effective date of the lease, not the signing date.

DOES CHOICE MOBILITY MEAN THAT I CAN STAY IN MY APARTMENT RATHER THAN MOVING INTO AN APARTMENT FOR PEOPLE WHO HAVE ENHANCED MOBILITY NEEDS?

The "mobility" in "choice mobility" refers to geographic mobility and the opportunity to move to a unit on the private market either inside or outside KCHA's jurisdiction. If you want to stay in your current apartment, you should not choose to take a tenant-based choice mobility voucher.

DO I HAVE TO APPLY FOR A TENANT-BASED VOUCHER?

You can request a tenant-based voucher after living in a RAD unit for at least 12 months, but you are not required to apply for a tenant-based voucher. If you request a tenant-based voucher you will receive priority for the next available voucher without needing to complete a full Section 8 application.

IF I GET A TENANT-BASED VOUCHER, CAN I STAY IN THE PROGRAM INDEFINITELY OR WILL MY VOUCHER BE TERMINATED AFTER A CERTAIN AMOUNT OF TIME?

KCHA does not have limits on how long you can participate in the tenant-based voucher program (except for federally required limits for a limited number of special purpose vouchers). If you receive a tenant-based voucher there are, however, limits to how long you have to find a unit and enter into a lease with the voucher. The voucher can be terminated if it is not successfully used within those limits.

IF I GET A TENANT-BASED VOUCHER, CAN I USE IT AT A KCHA PROPERTY?

Tenant-based vouchers cannot be used in units that already have other subsidies such as project-based voucher or public housing. There is no limitation on using a tenant-based voucher in KCHA's properties that do not receive subsidy.

WHAT IF THE SECTION 8 WAITING LIST IS CLOSED?

It will not matter if the waiting list is closed. There will be separate processes for residents in RAD-converted properties to access a "choice mobility" voucher (which may be in the form of a traditional tenant-based Section 8 voucher or comparable tenant-based rental assistance).

CAN WE GET BOTH TYPES OF VOUCHERS?

Not at the same time. After living in a RAD unit with project-based Section 8 subsidy for 12 months, you may you can request a "choice mobility" voucher to use in "shopping" for a new rental home. But you will have to move out of your project-based unit before you can start using your choice mobility voucher to help pay rent in your new home.

IF WE GET A TENANT-BASED SECTION 8 VOUCHER, CAN WE ONLY MOVE TO OTHER SECTION 8 PROPERTIES?

With a tenant-based voucher, you can move to any apartment in the private market where Section 8 vouchers are taken and that meet program requirements like passing an inspection. In Washington state, we have a Source of Income Discrimination protection law, so all landlords must accept a Section 8 voucher. This may not be the case in other states or cities with different laws.

DO PEOPLE PAY FOR THEIR OWN MOVE IF THEY MOVE TO A DIFFERENT LOCATION WITH THEIR SECTION 8 VOUCHER?

Yes. If you are moving while using a tenant-based voucher, you would be responsible for the costs of your move.

AREN'T MOST SECTION 8 PROPERTIES MARKET RATE?

Yes. Most vouchers are used to help tenants afford rent in market rate units. Rents in these units can exceed the voucher payment standard (maximum subsidy) in which case the tenant may be responsible for paying the difference. Housing authorities can also assign vouchers to specific units (project-based vouchers) that the owner agrees to keep affordable. This means rent for these units will always be within the amount the voucher covers.

CAN I APPLY FOR PUBLIC HOUSING IN A DIFFERENT LOCATION IF I HAVE A TENANT-BASED SECTION 8 VOUCHER?

Yes, you can apply for public housing in another jurisdiction, but you can also use the voucher immediately in a new location.

IF I WANT TO MOVE TO ANOTHER STATE, DO I HAVE TO MOVE BEFORE I GET THE VOUCHER?

When you first receive a “choice mobility” voucher from KCHA, you will have a limited amount of time to find a unit. Once you do, you will need to move out of your unit before you can use the voucher to pay your rent in your new home. When moving out of KCHA’s jurisdiction with a voucher (“porting out”) there are some additional steps that need to be taken with the housing authority in the new area.

I’VE HEARD THAT SOME PEOPLE UNDER SECTION 8 HAVEN’T BEEN GETTING THEIR VOUCHERS.

Applicants on KCHA’s standard tenant-based voucher waitlist must meet specific eligibility criteria and preferences to receive a voucher. These requirements generally will not apply to tenants accessing “choice mobility” vouchers. If you request a “choice mobility” voucher you will receive priority for the next available voucher without needing to complete a full Section 8 application.

COMMENTS

At each meeting, tenants were asked to share concerns about the condition of their building to help inform capital planning. Tenants were also given the opportunity to provide other comments or questions about RAD and KCHA’s plan for their apartment building.

WRITTEN COMMENTS SUBMITTED BY EMAIL (RAD@KCHA.ORG)

COMMENTS ON RAD AND KCHA'S PLAN FOR THEIR APARTMENT BUILDING:

Resident from Munro Manor had concerns about RAD:

- They felt there was lack of clarity and consistency about KCHA's rationale for the RAD conversion and the need for building improvements at Munro Manor.
- They expressed a distrust for the Section 8 program, citing recent media reports about proposed federal cuts to the program and instability in funding for the Section 8.
- They expressed concerns about displacement, noting the difficulty of moving and satisfaction with their current apartment.
- They expressed a preference for remaining under KCHA's current structure, expressing more trust in local oversight than in federal programs.
- They asked for transparency and further communication, requesting additional contacts and a direct response.

Chris Clevenger responded to the resident with the following points:

- KCHA would maintain ownership and management of Munro Manor after the RAD conversion
- KCHA's plans do not currently require anyone to move, but even if plans change, KCHA would cover the relocation costs
- KCHA is going to continue to make improvements to Munro Manor, specifically HVAC improvements in the next year, but these are unrelated to the RAD conversion
- He acknowledged that the news about the President's proposed budget was unsettling, but noted that it's Congress who sets the budget, not the President. He also noted that public housing tends to be funded at lower levels than Section 8, so even if there are cuts, they are likely to be less severe in the Section 8 program.
- RAD won't change rent calculations
- He summarized the residents' concerns to ask if he accurately understood them and noted that he would be presenting them to the Board of Commissioners. He also offered to speak with the resident personally if she had additional questions or comments.

The resident replied to thank Chris for his thorough response and acknowledged that he had accurately summarized their concerns.

BRITTANY PARK – APRIL 14, 2025 (IN-PERSON MEETING)

NONE.

YARDLEY ARMS – APRIL 15, 2025 (IN-PERSON MEETING)

CONCERNS ABOUT THE CONDITION OF THEIR BUILDING:

- Dryers aren't drying clothes adequately.
- People are losing money in the washing machines.

Your property maintenance team will inspect the dryer vents to ensure proper ventilation, and your management team will follow-up with Hainsworth (the washing machine and dryer vendor) and request repairs to the washing machines and dryers.

RIVERTON TERRACE II – APRIL 16, 2025 (IN-PERSON MEETING)

CONCERNS ABOUT THE CONDITION OF THEIR BUILDING:

- Our units need new water heaters with improved capacity (Tankless water heaters?)
- We'd like air conditioning in the units
- We need new carpeting

We have made note of these concerns and requests for improvement, and we will take them into consideration.

MUNRO MANOR – APRIL 16, 2025 (IN-PERSON MEETING)

NONE.

LAKE HOUSE – APRIL 18, 2025 (IN -PERSON MEETING)

COMMENTS ON RAD AND KCHA'S PLAN FOR THEIR APARTMENT BUILDING:

- Concerns expressed about KCHA being evasive about the potential for rent to increase

Rent is unlikely to increase because of RAD conversion. Our rent analysis only identified one household that would see their rent increase because of RAD, and their rent would only increase by one dollar.

CONCERNS ABOUT THE CONDITION OF THEIR BUILDING:

- The front door needs to be repaired
- The sliding doors need to be repaired

Your property maintenance team will inspect the doors and repair the doors if needed. We have also made note of these concerns, and we will share them with the inspector completing the Capital Needs Inspections of this building.

BRIARWOOD – APRIL 18, 2025 (IN-PERSON MEETING)

COMMENTS ABOUT RAD AND KCHA'S PLAN FOR THEIR APARTMENT BUILDING:

- At least one tenant said they needed more time to research RAD before the next meeting.

All residents are welcome to join the RAD Webinar on May 1st. If our application for RAD is approved, we will have more resident meetings.

CONCERNS ABOUT THE CONDITION OF THEIR BUILDING:

- Unit 210 has cracks in the bathroom ceiling
- Several residents reported cracks elsewhere in the building
- There was a desire for a survey for residents to report issues with the property

- Some residents complained of sugar ants and bed bugs

Your property management team has made notes about these concerns, and they will look into them. We will also share these concerns with the inspector completing the Capital Needs Inspections of this building.

RAD WEBINAR – MAY 1, 2025 (VIRTUAL ZOOM WEBINAR)

NONE.