



**King County
Housing
Authority**

KCHA Board of Commissioners

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**RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD)
RESIDENT INFORMATION NOTICE (RIN)**

9/17/2025

Dear Firwood Circle Residents:

You are invited to a resident meeting about King County Housing Authority's (KCHA's) plans to convert Firwood Circle's primary source of federal funding from the Public Housing program to Section 8 rental assistance under the Rental Assistance Demonstration (RAD) program.

We encourage you to come to the resident meeting to learn more about how a RAD conversion would impact your property and you.

Date: Thursday, September 25th

Time: 1:00 PM – 2:00 PM

Location: Firwood Circle Community Center – 313 37th Street SE, Auburn, WA 98002

If you can't attend this meeting, you are welcome to come to any of the meetings at the other properties that KCHA is planning to convert to RAD. We will also be scheduling a webinar next month, open to residents at all properties we're planning to convert to RAD. Talk to your property management office for more information about these meetings or scan the QR code on the next page.

For translation of this notice contact your Resident Service Coordinator, Sarah Contreras (206) 315-4384.

RAD is a funding program run by the U.S. Department of Housing and Urban Development (HUD). If KCHA's RAD application is accepted, HUD will change the way it provides rental assistance funds to Firwood Circle from Public Housing to a long-term Section 8 contract. The Section 8 program is likely to be a more flexible funding source in the future and will simplify funding for repairs and improvements.

For a general overview of the RAD program, see RAD Fact Sheet #1:

https://www.hud.gov/sites/dfiles/Housing/documents/RADResidentFactSheet_1_RADOverview.pdf

This letter describes your rights under RAD and explains how a RAD conversion might affect you.

You will keep your rental assistance whether or not KCHA participates in RAD.

We do not expect that you will need to move from your apartment due to RAD.

This packet includes current plans for your property in Attachment 1 and Frequently Asked Questions in Attachment 2.

For additional information, scan this QR code:



Know Your Rights under RAD

Your Right to Information

At the community meeting, we will describe the Rental Assistance Demonstration (RAD) program and how it will affect you in more detail. We will also answer your questions.

If KCHA is accepted into the RAD program, then we will have additional resident meetings about our plans.

You have the right to hear about major changes in the plans for the project, and we will invite you to additional meetings if major features of the plans change.

You also have a right to organize and to form a resident organization to serve as your voice and to keep you informed about the RAD plans.

Your Right to Rental Assistance

RAD does **not** affect your rental assistance.

You will keep your rental assistance if you continue to comply with the requirements of your lease. You will need to sign a new lease with information about RAD, but the terms will be similar to the lease you have now.

In most cases, your rent will not change because of RAD. If your rent changes, the increase will be phased in gradually.

Your Right to Relocation Assistance and Right to Return (if relocation is required)

Our current plans for your property will **not** require you to move.

If our plans change, and your property needs repairs that would require you to move out of your unit temporarily, you have a right to relocation protections under the RAD rules, including advance written notice, a right to return to your unit, and other relocation protections.

For more information see HUD's RAD **FACT SHEET #9**:

https://www.hud.gov/sites/dfiles/Housing/documents/RADResidentFactSheet_9_RADandRelocation.pdf

Fair Housing and Civil Rights Requirements

The RAD conversion must follow Fair Housing and civil rights requirements. If you need a reasonable accommodation due to a disability, or have other questions about the RAD conversion, contact your **property management office**. If you need to appeal a decision made by KCHA, or if you think your rights aren't being protected, you may contact the **HUD Field Office in Seattle**.

Property Management Office <ul style="list-style-type: none">▪ Phone: (206) 693-6417▪ Email: FirwoodCircleOffice@kcha.org▪ Fax: (206) 315-9137▪ TTY: 7-1-1	HUD Field Office <ul style="list-style-type: none">▪ Phone: (877) 741-3281▪ Email: WA_Webmanager@hud.gov▪ Fax: (202) 485-5744▪ TTY: (206) 220-5254
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Because we are early in the process, the plans for the RAD conversion may change. We are holding resident meetings to share our current plans and will keep you informed if there are any major changes. You should let us know if there are any repairs that need to be made at your property, and we will review those requests as part of the RAD process.

We will post information about RAD on our website under the "Residents" tab. We encourage you to come to the resident meetings to learn more about how a RAD conversion would impact your property and you.

Sincerely,

Chris Clevenger

Chris Clevenger, Housing Initiatives Officer

Attachments: Current Plans for the Property
 Frequently Asked Questions and Answers
 Translated Statement (KCHA Form #447)

For more information about the RAD program, visit "What is RAD?":

<https://www.hud.gov/hud-partners/rad-whatisit>

Attachment #1

Current Plans for Firwood Circle

This attachment outlines KCHA's plans for converting Firwood Circle from public housing to a Section 8 project-based rental assistance program under HUD's Rental Assistance Demonstration (RAD). This funding conversion preserves and improves the property while ensuring residents continue to receive affordable housing assistance.

KCHA plans to complete the conversion by **December 2026** and will provide regular updates on progress. We will also have resident meetings to discuss these plans in more detail. If you have any questions, contact your Property Management Office.

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

RAD Conversion Overview

Firwood Circle may transition from public housing to Section 8 project-based rental assistance through the Rental Assistance Demonstration (RAD) program. Our plan for RAD Conversion at Firwood Circle:

- 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.
- **Will** change Firwood Circle's primary source of federal funding from public housing to Section 8 rental assistance under the RAD program.

You must continue to comply with your lease, and you will need to sign a new, similar lease during the RAD process. See more in **Lease Transition** below.

Projected Timeline

Most RAD conversions take 6 to 18 months after the application is approved. If HUD approves KCHA's application, we will have another meeting with you and share updates about our plans for conversion and a projected timeline.

Renovation Plans

We do **not** have any plans for major renovation or construction at Firwood Circle as part of the RAD conversion.

We will hire a company to inspect Firwood Circle and complete an assessment of the property's repair needs. The assessment will identify some necessary repairs, but we do not expect any major repairs that would require you to temporarily move.

Lease Transition

As part of the RAD conversion process, 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 new **RAD Lease Addendum**.

Frequently Asked Questions about RAD

What is RAD?

The Rental Assistance Demonstration (RAD) is a program from the US Department of Housing and Urban Development (HUD) that gives public housing authorities like KCHA new flexibility to preserve and improve public housing properties like yours. KCHA has to apply to HUD to participate in the 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. Having a project-based voucher means that the rental assistance can only be used for a specific unit, like the one you already live in.

Why do a RAD conversion?

RAD conversion provides more flexible funding for KCHA’s housing programs and allows us to better care for our properties. RAD conversion will also give you more choices for housing in the future, because after 12 months you can apply for a Housing Choice Voucher.

Can I stay in my apartment?

Yes. If KCHA converts your building under RAD, you can stay in your current unit, and you will continue to get rental assistance.

The RAD conversion is a federal funding change and will not change your experience of living in a KCHA property.

Will I have to pay more for rent?

Probably not. KCHA expects that rent will stay the same for most residents. The rent you pay under RAD will be calculated in the same way as it is under the public housing program, based on adjusted annual income.

Will a RAD conversion affect my housing assistance?

You will keep your housing assistance, but the federal funding source of that assistance will change. The funding for your housing assistance will change from public housing to a Section 8 Project Based Voucher, but this will not change your experience of living in a KCHA property.

You do not need to be re-screened and there are no additional eligibility requirements: With this RAD conversion, **you will be eligible for housing assistance regardless of your current income.**

Do I have to move?

No. You do not have to move.

If anything changes and a temporary move becomes necessary, we will let you know in advance, and you will have the right to return to the same unit.

Will management change at my building?

Your property management team will remain the same.

Will KCHA still own the properties?

Yes.

Can I keep my rental assistance and move in the future?

Yes. After the RAD conversion, you must sign a 12-month lease for your current unit. After that 12-month period, you can request a Housing Choice Voucher (HCV) that can be used to rent in the private market anywhere in the United States that accepts tenant-based Housing Choice Vouchers.

When you request a Housing Choice Voucher, you may not get it right away but you will be at the top of the waiting list.

What is the difference between a Project-Based Voucher and a Tenant-Based Voucher?

Under the Section 8 program, Tenant-Based Housing Choice Vouchers let you rent units in the private market. A family can move to a different apartment complex or house and keep their voucher. Project-Based Vouchers are assigned to affordable housing units, cannot be used for other units, and do not move with you.

When will the RAD conversion happen?

First HUD has to approve KCHA's application, and we don't know how long that will take. After the application is approved, most conversions take between 6 to 18 months to complete. Our goal is to complete the conversion **by the end of 2026**. If we get approval from HUD, we will hold more resident meetings to finalize plans.

Can I participate in the RAD planning process?

Yes. KCHA is required to notify all residents at the property about the RAD plans and hold at least two meetings with residents. These meetings are an opportunity for you to:

- Learn more about the proposed RAD conversion plans
- Ask KCHA questions about the plans
- Tell KCHA what could be repaired at your property and where there are opportunities for improvements.

KCHA will consider this information when developing plans for your property.

We will meet again with all residents of the property before HUD approves the final RAD conversion to keep you informed and let you comment on the plans for your property.

More Information

- If you have questions about the changes, contact your property management office.
- We will mail you more information about RAD and future meetings in the coming months.

**English:**

Attached is very important information from the Housing Authority. If English is not your primary language and you are unable to locate someone to translate for you, please contact your Management Office. You will receive translation assistance.

Amharic:

ከ Housing Authority የተላከ በጣም አስፈላጊ መረጃ አባሪ ሆኗል። እንግሊዝኛ ቀዳማዊ ቋንቋዎ ካልሆነና ለእርስዎ የሚያስተረጎምልዎ ሰው ማግኘት ካልቻሉ፣ የአስተዳደር ቢሮዎን ያነጋግሩ። የትርጉም አገልግሎት እርዳታ ያገኛሉ።

Vietnamese:

Đính kèm là thông tin rất quan trọng từ Housing Authority (Cơ quan Quản lý Gia cư). Nếu tiếng Anh không phải là ngôn ngữ chính của quý vị và quý vị không thể tìm được người dịch cho quý vị, vui lòng liên hệ với Management Office (Văn phòng Quản lý) của quý vị. Quý vị sẽ nhận được hỗ trợ dịch thuật.

Somali:

Waxaa ku lifaaqan warbixin muhiim ah ee ka timid Housing Authority. Haddii uu Ingiriiska aheyn luuqadaada koowaad oo aysan kuu suurto galeyn inaad raadisid qof kuu fasiro, fadlan la soo xiriir Xafiiska Maamulka. Waxaad heleysaa caawinta fasiraada.

Russian:

В приложении содержится очень важная информация Управления жилищного хозяйства (Housing Authority). Если английский язык не является вашим родным языком и вы не можете найти человека, который переведёт её вам, просим обратиться в свой Отдел управления. Вам помогут с переводом.

Spanish:

Adjunto se encuentra una información muy importante de parte de la Housing Authority. Si el inglés no es su idioma principal y usted no puede encontrar a alguien que pueda realizar la traducción, por favor, comuníquese con su Oficina de Administración. Recibirá servicios de asistencia en traducción.

Korean:

Housing Authority로부터의 매우 중요한 정보가 첨부되어 있습니다. 영어가 기본 언어가 아니고 번역자를 찾을 수 없는 경우 관리 사무실에 연락하십시오. 번역 지원 서비스를 받으실 수 있습니다.

Arabic:

مرفق طيه معلومات في غاية الأهمية من Housing Authority. إذا لم تكن اللغة الإنجليزية لغتك الأصلية، ولم يكن بإمكانك الحصول على شخص يترجم لك، يُرجى الاتصال بمكتب الإدارة لدينا. فسوف يتم توفير خدمات الترجمة لك.

Farsi:

از Housing Authority اطلاعات بسیار مهم ضمیمه شده است. اگر انگلیسی زبان اصلی شما نیست و شما قادر به یافتن کسی برای ترجمه برای خود نیستید، لطفاً با دفتر مدیریت تماس بگیرید. کمک برای ترجمه دریافت خواهید کرد.

Ukrainian:

Прикладаємо дуже важливу інформацію від Житлового управління (Housing Authority). Якщо англійська мова не є вашою основною мовою та ви не можете знайти людину, яка перекладе вам цю інформацію, будь ласка, зверніться у свій житловий офіс (Management Office). Ви одержите допомогу перекладача.

Chinese:

附件是房管局發佈的非常重要的資訊。如果英語不是您的主要語言，而您又找不到人為您翻譯，請聯繫您的管理辦公室。您將會獲得翻譯協助。

Tigrinya:

ካብቲ Housing Authority ዝተውሃበ ኣዝዩ ኣገዳሲ ሓበሬታ። ኢንግሊሽ ቀዳማዊ ቋንቋኻ እንድሕር ዘይኮይኑም ተርጓሚ ብቐረብ ከትረከብ ዘይትኽእል እንተኾንካ፣ ብኸብረትካ ምስ ናይ ምሕደራኻ ቤት-ጽሕፈት ተዘራረብ። ናይ ትርጉም ደገፍ ከግበረልካ እዩ።