

BRIARWOOD RAD MEETING, 9/18/25

Following is a summary of the questions that were asked at the RAD Informational Meeting held at Briarwood on September 18, 2025. Repeat questions about the same topic have been condensed.

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

KCHA

WHAT HAPPENS IF KCHA LOSES FUNDING?

Funding reductions are always a risk, but we've seen that Section 8 typically gets more funding than public housing. If there are cuts, we expect that public housing would see more drastic cuts than Section 8.

RAD

IF YOU CHANGE YOUR MINDS ON RAD, ARE TENANT-BASED VOUCHERS STILL AN OPTION?

No, Choice Mobility, the right to a tenant-based voucher, is only a right under the RAD program. If we don't convert to RAD, residents would not have the right to Choice Mobility (a tenant-based voucher).

WILL THE RESIDENTS GET A WRITTEN TIMELINE?

The timeline is flexible, but there is a copy of the timeline in the presentation if you want to refer to that. This timeline is only our best estimate and is likely to change. We will provide an updated timeline at our next meeting.

WILL THERE BE A FIRMER TIMELINE IN THE FUTURE?

We'll have a firmer timeline once we get the RAD Conversion Commitment from HUD.

BRIARWOOD

WOULD KCHA SELL BRIARWOOD BECAUSE OF THE LARGE PROPERTIES NEXT DOOR?

No. KCHA will remain the owner. A RAD use agreement will be placed on the property that requires it to be used for low-income housing, so even if KCHA were to need to sell, the property would still have to remain a low-income property.

REPAIRS

WILL THE RAD-REQUIRED REPAIRS HAPPEN WHILE WE'RE RELOCATED FOR THE FLOORING REPLACEMENT.

We probably can't fit those repairs in during the floor replacement. If relocation is needed for RAD required repairs, like replacing electrical panels, we would not be able to complete these repairs while the flooring is getting replaced.

WOULD RELOCATION BE BY FLOOR?

It would be based on how much work we're able to do at once, depending on if we use our own staff or hire out the work to a contractor.

IF WE HAVE A UNIT THAT HASN'T BEEN UPGRADED IN A LONG TIME, CAN MY UNIT BE RENOVATED AS PART OF THE PROCESS?

We have a unit upgrade program where you can transfer to an upgraded unit. But as part of the RAD process, we'll be upgrading your bathroom vanity and kitchen countertops if they're past their useful life.

RENT

WHY DO YOU SAY "MOST" HOUSEHOLDS WON'T SEE INCREASES IN THEIR RENT AND NOT "ALL"?

Because if the maximum rent for non-eligible household members is higher under Section 8 than Public Housing.

CAN YOU EXPLAIN MORE ABOUT THE RENT?

If you stay here, your rent will be calculated based on adjusted household income, the same way it is under the public housing program. We will not charge more for rent than your voucher will pay for. If you choose to take a tenant-based Section 8 voucher, you may need to pay more rent depending on how much the landlord charges.

I PAY MY RENT AUTOMATICALLY. WILL THAT CHANGE UNDER RAD?

Not because of RAD, no. Unrelated to RAD, we'll be moving from Zego to RentCafe next year, and we'll provide instructions when that happens later next year.

LEASES

WILL WE HAVE TO SIGN A NEW LEASE?

Yes, once we convert to RAD, you will have to sign a new lease. It will be similar to your current lease.

WILL THE NEW LEASE BE FOR A ONE-YEAR TERM?

Yes.

PROJECT-BASED VS. TENANT-BASED SECTION 8

ARE THERE ANY DIFFERENCE BETWEEN PUBLIC HOUSING AND PROJECT-BASED SECTION 8?

KCHA's public housing and Section 8 programs are very similar, but there are some minor differences between the two programs. For example, under public housing, there's a community service requirement, which doesn't exist under Section 8.

TENANT-BASED VOUCHERS

What are the risks to taking a tenant-based voucher and moving out?

Once you move out of our units, you can't move back in without reapplying and rejoining the waiting list. And in tenant-based section 8, the landlord controls the rent. The landlord could raise the rent above the payment standard and you would be responsible for the difference. Tenant-based Section 8 tenants could pay up to 40% of their income.

WHEN DOES THE 12-MONTH WAIT START?

To be eligible for a tenant-based voucher, you must have lived in a RAD-converted property for 12 months. So the 12 months starts once we make the final conversion to RAD.