

INITIAL RAD INFORMATION SESSION Q&A SUMMARY (COHORT 2)

Following is a summary of the questions that were asked at the first round of RAD Information sessions held at Boulevard Manor, Firwood Circle, Burndale Homes, Southridge House, Valli Kee Apartments, Paramount House, Eastside Terrace, and a webinar in September and October of 2025. Repeat questions about the same topic have been condensed.

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 GOING TO GET COPIES OF THIS INFORMATION?

We're posting materials online.

WHO DO YOU WORK FOR?

We work for King County Housing Authority.

WILL KCHA KEEP US UPDATED ABOUT THE PROCESS?

Yes. We will meet with you at every major milestone of the project, at least. We will also update our website and send out written communication about any changes to our plans.

PUBLIC HOUSING

IS PUBLIC HOUSING A HUD PROGRAM?

Yes. Both public housing and Section 8 are HUD programs.

THE RAD PROGRAM

IS RAD NEW?

RAD has been around since 2012

WHY CONVERT TO PROJECT-BASED SECTION 8 FROM PUBLIC HOUSING?

Historically, Congress has appropriated higher funding to Section 8, compared to Public Housing. Section 8 is the more stable funding source. Most of the buildings in KCHA's public housing portfolio are 40-60 years old and will require expensive maintenance and repairs in the future. By converting to RAD project-based Section 8, KCHA will be able to use private tools such as leveraging debt to pay for long-term repairs.

WHY ARE WE ENTERING INTO RAD IF WE DON'T NEED IMPROVEMENTS AT OUR PROPERTY?

With our MTW status, we've been able to use funding from Section 8 to pay for improvements, repairs, and maintenance in our public housing. But because public housing continues to decrease, this isn't a good long-term strategy for the long-term health of our properties. We're looking to convert our public housing stock to project-based Section 8 to get better funding so we can keep our properties in good repair and make improvements in the future.

WHAT'S THE ADVANTAGE OF TRANSITIONING TO RAD FOR RESIDENTS?

You'll get the right to choice mobility, which allows you to get a tenant-based voucher to rent elsewhere if you want. There's also no community service requirement under Section 8. We will also get a more stable source of funding from Section 8, which would allow us to continue maintaining the property.

WHAT IS THE SUCCESS OF THE PROGRAM?

While we haven't yet completed a RAD conversion, we've converted other public housing properties to Project-based Section 8 through a Section 18 disposition and those have been successful.

WILL THE GOVERNMENT SHUTDOWN AFFECT HUD, RAD, OR KCHA?

The shutdown will certainly slow down the application process. There's the possibility of cuts to both Section 8 and public housing, but Section 8 tends to be more stably funded than public housing.

CAN RESIDENTS OPT OUT OF RAD?

The conversion is by property: nobody can opt out. You can always choose not to sign the lease, but then you would have to move out of the property.

APPLICATION TO THE RAD PROGRAM

WILL WE HAVE TO APPLY TO THE RAD PROGRAM, OR WILL IT BE AUTOMATIC?

Residents do not need to apply for anything: everyone currently living here is automatically eligible.

IS KCHA CONVERTING OTHER PROPERTIES?

We plan on converting all of our public housing stock to project-based Section 8, but we're doing it in stages. In June 2025 we submitted RAD application for first group, which included Briarwood, Brittany Park, Lake House, Munro Manor, Riverton Terrace II, and Yardley Arms. Your property is part of our second RAD application group, which includes Boulevard Manor, Firwood Circle, Burndale Homes, Southridge House, Valli Kee Apartments, Paramount House, and Eastside Terrace.

DOES KCHA NEED TO APPLY SEPARATELY FOR EACH PROPERTY?

Yes. We submit our proposals to our board of commissioners, and they vote whether or not to move forward. Then we apply separately for each property.

HOW LONG DO YOU ANTICIPATE THE APPROVAL FROM HUD TO TAKE?

Our first application was approved in about three months. But right now, it might take longer due to the shutdown. Nevertheless, we still think conversion could be completed by the end of 2026.

IF OUR PROPERTY IS APPROVED FOR RAD CONVERSION DOES THAT MEAN MORE MONEY?

The current Public Housing funding doesn't pay for the actual costs to operate and maintain the property, so KCHA has supplemented the public housing funding with money from other housing programs. But that is not a sustainable funding model. By converting to RAD, the funding to KCHA will likely be more stable which would mean that KCHA could continue investing in your property, and making repairs and improvements like we have been doing.

WHAT IF HUD TURNS THE APPLICATION DOWN?

It's unlikely that HUD will turn the application down. If it were turned down, we would probably apply again, but we would provide updates and gather feedback before doing so.

WHY WOULD HUD REJECT AN APPLICATION?

Typically if the funding for the property through RAD wouldn't be enough to cover the property for the 20-year period of the contract. We don't anticipate that any of our applications would be rejected.

FUNDING

ARE BOTH PROGRAMS FUNDED BY THE FEDERAL GOVERNMENT?

Yes, they are both funded by HUD. But Congress tends to award more money to the Section 8 program than they do to public housing.

WHY DOES CONGRESS FUND SECTION 8 MORE THAN PUBLIC HOUSING?

Public housing serves fewer residents at a higher cost, because it is more expensive to operate. It needs money for both repairs and upkeep of the buildings (capital funding) and operating income to help cover the difference between what residents pay in rent and the actual cost to run the housing (operating subsidies).

WHY ARE THERE MORE FUNDING OPPORTUNITIES FOR KCHA UNDER SECTION 8?

Section 8 isn't as regulated as public housing, so we can do things like leveraging our properties' equity to take out loans to make improvements.

CAN WE SEE THE FUNDING PLAN?

Residents interested in obtaining a copy for the funding plans (financing plans) can submit a public records request.

ELIGIBILITY

ARE APPLICANTS WHO ARE CURRENTLY ON THE WAITING LIST TO LIVE IN THIS APARTMENT BUILDING REQUIRED TO SUBMIT NEW PAPERWORK?

No. We will continue to use the existing waiting lists for units that come available, and applicants on those waiting list will not need to submit new paperwork because of RAD.

WOULD I BE ABLE TO STAY IN MY RAD UNIT IF MY INCOME INCREASES?

You can stay in your unit regardless of what you make, even if your tenant portion is the full contract rent.

WHAT HAPPENS IF YOU WANT TO STAY IN YOUR UNIT BUT CAN'T STAY?

All current tenants may stay in their units. There is no reason you wouldn't be able to stay in your unit as long as you remain in compliance with your lease. The only exception would be if your unit is converted to an ADA-compliant unit and you needed to move out because you do not require an ADA-compliant unit.

WILL RAD AFFECT OUR ABILITY TO PARTICIPATE IN FSS?

No. RAD will not change your ability to participate in the FSS program.

TENANT RIGHTS

DOES THE RIGHT TO RETURN MEAN WE CAN RETURN TO OUR UNITS?

You can return to your property. Depending on the changes that your unit underwent—like if it was converted to an ADA-compliant unit—you may or not be able to return to it. Most people will not need to temporarily relocate, and most temporary relocations won't involve tenants needing to change units.

COULD RESIDENT ORGANIZATIONS INFLUENCE THE DIRECTION OF THE BUILDING?

A resident organization has the right to be involved in KCHA's decision making process. Duly elected resident councils actively participate in a partnership with KCHA to advise and assist in all aspects of housing operations.

IS THE GRIEVANCE PROCEDURE FOR EVICTIONS?

The grievance procedure is for evictions or any KCHA action or inaction related to your lease or PHA regulations that negatively affects your rights, welfare, or status. The Project-Based Voucher grievance procedure is similar to the grievance procedure you currently have under public housing.

RENOVATION

WHAT IS THE MAJOR DIFFERENCE BETWEEN MAJOR AND MINOR RENOVATIONS?

Major renovations are repairs or improvements to major building systems or components, which would impact every tenant, like siding, window and doors, elevators, or renovating all units. Minor renovations are

smaller projects that wouldn't take as long to complete and wouldn't significantly impact most residents, like cosmetic updates, replacing flooring in select units, or maintenance.

HAVE ANY OF THE OTHER RAD PROPERTIES REQUIRED MAJOR RENOVATIONS?

None of the first group have had any major renovations identified by inspectors.

MOVING DUE TO RENOVATION

WHAT DO YOU MEAN WHEN YOU SAY THAT WE WILL NOT NEED TO RELOCATE?

Some RAD conversion projects require more extensive repairs or major renovations to the property that are too disruptive for residents to remain in their units. Your property is in good condition, so KCHA is not planning any major renovations that would require residents to temporarily move out of their units.

NEW LEASES

WILL WE HAVE TO SIGN A NEW LEASE?

Yes, it will be similar to your current lease, but with a RAD lease addendum.

WHEN DO WE SIGN THE NEW LEASE?

It will happen right before the RAD conversion.

WILL OUR ANNIVERSARY DATE CHANGE?

No.

CAN THE NEW RAD LEASES BE TRANSLATED TO NON-ENGLISH LANGUAGES?

Yes, we will translate the lease to our top languages.

RAD CONVERSION

IF OUR PROPERTY CONVERTS TO SECTION 8, DO WE HAVE TO LEAVE THE PROPERTY AND FIND HOUSING ELSEWHERE?

RAD conversion does not require you to move. You can either stay in your unit with a RAD project-based voucher, or after 12 months living in a RAD property, you can request a tenant-based voucher and find housing on the private market.

WILL KCHA STILL OWN ALL OF THE RAD PROPERTIES?

KCHA will be the majority owner for any properties that require major renovation and the sole owner for properties that do not require major renovations.

WILL OUR PROPERTY KEEP THE SAME NAME AFTER CONVERSION?

Yes.

ARE YOU EXPECTING ANY SIGNIFICANT CHANGES FOR US AFTER THE CONVERSION?

No. RAD will not change your experience of living at your property.

WILL OUR PROPERTY REMAIN A SENIOR BUILDING?

Yes. Properties will continue to serve the same populations after RAD conversion. Properties that are currently designated for elderly and disabled households, will continue to give preference to applicants that are elderly or disabled.

WILL ANYTHING CHANGE FOR RESIDENTS WHO DON'T GET PUBLIC ASSISTANCE?

Public assistance has nothing to do with your eligibility for a project-based Section 8 voucher. If you qualify for rental assistance under public housing, you qualify for rental assistance through a RAD project-based voucher.

WILL THERE STILL BE A COMMUNITY SERVICE REQUIREMENT?

No.

IS THE MAIN BENEFIT OF THE RAD PROJECT FOR TENANTS THE OPTION FOR A TENANT-BASED VOUCHER?

Two other benefits are the lack of a community service requirement and no more HUD inspections.

HAVE ANY OF THE FIRST SIX PROPERTIES FINISHED CONVERSION?

Not yet. We anticipate that they'll finish conversion in the third quarter of 2026.

WOULD THIS AFFECT ANY COMMUNITY CENTERS THAT ARE PART OF OUR PROPERTIES?

No.

PROPERTY MANAGEMENT

WILL MANAGEMENT STAY THE SAME?

Yes. Property management and maintenance teams will not change as a result of RAD.

WILL THERE BE MORE MONEY FOR MAINTENANCE AFTER WE CONVERT TO PROJECT-BASED SECTION 8?

While we expect that the funding we get from Section 8 project-based vouchers will better cover our funding needs, we don't anticipate there being extra money to hire extra maintenance workers, but this is something we can look into more in the future.

WILL WE CONTINUE TO HAVE BEDBUG INSPECTIONS AND REMEDIATION UNDER RAD?

Yes.

RENT

ARE THE RENT CALCULATIONS DIFFERENT IN RAD?

No, we are using the same rent calculations across all of our federally-funded programs.

WHAT EFFECT WOULD A RAD CONVERSION HAVE ON THE COST OF UTILITIES?

Your energy assistance supplement will still be factored into the calculation of your rent.

WOULD THERE BE AN INCREASE IN RENT UNDER RAD?

No. We will use the same rent calculation across all of our federally-funded programs. The only households who would see their rents increase are households with members who are non-eligible non-citizens.

CAN YOU ELABORATE ON NON-CITIZEN RENTS?

Total rent to the owner for units under project-based Section 8 can be higher than maximum rents for units under public housing. So, if you have a non-eligible non-citizen in your household, that isn't eligible for federal rental assistance, their prorated portion of the rent could increase.

WILL WE BE ON THE SAME BILLING CYCLE?

Yes. KCHA will remain your landlord and RAD will not change when your rent is due or how you pay your rent.

INSPECTIONS

DOES THE RAD INSPECTION MEAN THERE WILL BE A NEW INSPECTION SCHEDULE FOR VALLI KEE?

The inspection required for RAD (Capital Needs Assessment) is separate from HUD inspections and annual inspections. After RAD conversion, the HUD inspection will no longer occur, but you will still have annual unit inspections.

WILL THE RAD INSPECTION GO INTO INDIVIDUAL UNITS?

They will inspect a representative sample of units, not all of them.

IS THERE A POSSIBILITY THAT THE INSPECTIONS WOULD REQUIRE KCHA TO ADD AMENITIES TO THE PROPERTY?

Probably not.

CAN THE INDEPENDENT INSPECTOR USE OLD INSPECTION INFORMATION?

No, it must be a new inspection. But once we convert to RAD project-based Section 8, we no longer need HUD inspections. Future inspections will be done by property managers or KCHA inspectors, not HUD.

WHO PAYS FOR THE RAD INSPECTION?

KCHA pays for the RAD inspection (Capital Needs Assessment).

PROJECT-BASED VOUCHERS

IS ELIGIBILITY DIFFERENT UNDER PROJECT-BASED SECTION 8?

No. KCHA has the same eligibility requirements for RAD PBV and Public Housing. Existing residents will not be subject to rescreening when the property is converted to RAD PBVs. If you are currently eligible for public housing, you are eligible for a project-based Section 8 voucher under RAD.

DO THE VOUCHERS ONLY APPLY TO APARTMENTS?

Project-based vouchers stay with your unit. But if you choose to ask for a tenant-based voucher, which you can use at any rental property where you can use a Section 8 voucher. Someone with a tenant-based voucher can rent an apartment, along with other housing types like single-family homes and townhouses, as long as the property meets program standards and the landlord accepts the voucher.

IF I'M ALREADY ON PROJECT-BASED SECTION 8, WILL RAD IMPACT ME?

If you are already on project-based Section 8, then you aren't living in a public housing property converting to RAD, so our conversion plans would not impact you. If you've had project-based Section 8 assistance in the past, it will not impact your eligibility for a RAD, you will still be eligible.

CAN YOU TAKE A PROJECT-BASED VOUCHER TO ANOTHER STATE?

Project-based vouchers stay with the unit. After living in a RAD property for 12 months you can request a tenant-based voucher, which you can take to another state.

CAN YOU EXPLAIN THE 20-YEAR CONTRACT MORE?

HUD will sign a 20-year contract with KCHA to provide project-based Section 8 assistance, after which the contract must be renewed.

TENANT-BASED CHOICE MOBILITY VOUCHERS

ARE TENANT-BASED VOUCHERS THE SAME AS HOUSING CHOICE VOUCHERS?

Yes.

I'M CURRENTLY ON A SECTION 8 WAITING LIST. HOW DOES THAT IMPACT ME?

You can request a Section 8 voucher from KCHA once you've been in a RAD unit for 12 months. Your current application on another agency's Section 8 waiting list will not impact this.

WHEN CAN RESIDENTS MOVE OUT WITH A TENANT-BASED VOUCHER?

Once you have lived in a RAD unit for 12 months, you can request a tenant-based voucher. Once you are approved for that voucher, you have 120 days to shop for a unit with that voucher. You can remain in your unit until you find a new unit to rent with the voucher.

DOES EVERYONE QUALIFY FOR A TENANT-BASED VOUCHER?

Yes, as long as you've lived in a RAD unit for 12 months.

IF WE'VE ALREADY LIVED IN THE PROPERTY FOR A YEAR OR MORE, DO WE AUTOMATICALLY QUALIFY FOR A TENANT-BASED VOUCHER UPON RAD CONVERSION?

No, you have to have lived in a RAD property for 12 months, which starts once the conversion happens.

IF YOU WANTED TO MOVE TO A DIFFERENT UNIT IN THE SAME PROPERTY, WOULD THE 12 MONTHS START OVER?

As long as you lived in a RAD unit for 12 months, regardless of the unit, you would qualify for a tenant-based voucher.

AFTER THE 12 MONTHS, DO WE HAVE TO DO TENANT-BASED VOUCHER PAPERWORK EVERY YEAR?

You only need to do tenant-based voucher paperwork if you'd like a tenant-based voucher. You do not need to ask for a tenant-based voucher if you don't want one. KCHA's tenant-based voucher, project-based voucher and public housing programs all require households to complete paperwork at least every 2-3 years.

DO NEW RESIDENTS TO A RAD PROPERTY QUALIFY FOR CHOICE MOBILITY VOUCHERS?

Yes. If you move into a RAD property and live there for 12 months, you will be eligible for a choice mobility voucher.

WHAT DOES THE PROCESS LOOK LIKE FOR GETTING A TENANT-BASED VOUCHER?

If you request a tenant-based voucher, you will go to the top of KCHA's Housing Choice Voucher waiting list, ahead of people who are on the list from the Section 8 lottery. But we have a limited number of vouchers and they are given out on a first-come, first-served basis. You may be behind other RAD households who've requested a tenant-based voucher and will need to wait until a voucher becomes available.

DO WE REMAIN IN OUR UNIT IF WE REQUEST A VOUCHER?

Yes. You can remain in your unit until you move to a new unit with your tenant-based voucher.

HOW LONG DO YOU HAVE TO DECIDE WHETHER YOU WANT A TENANT-BASED VOUCHER?

You can request a tenant-based voucher at any time after one year of living in a RAD property. There is no time limit.

IF I WANT TO MOVE SOMEWHERE ELSE, WILL I BE RESPONSIBLE FOR FINDING ANOTHER PLACE TO LIVE?

If you choose to take a tenant-based voucher, you will need to find a new unit to rent with that voucher. If you would like to request a transfer to another property owned and managed by KCHA, please reach out to your property management office to learn more about KCHA's transfer policy and request a transfer.

WHAT KIND OF UNIT DO YOU NEED TO MOVE TO WITH A SECTION 8 VOUCHER?

You can move to any unit where the landlord accepts Section 8, as long as the rent is reasonable and the unit is covered by the payment standard.

ARE TENANT-BASED SECTION 8 VOUCHERS USABLE ACROSS THE COUNTRY?

You can use your voucher anywhere that accepts tenant-based vouchers. But different states have different laws regarding whether or not landlords have to accept Section 8 vouchers. You may also be paying more on the private market if your landlord raises the rent above the payment standard.

HOW DO THE TENANT-BASED VOUCHERS WORK?

If you receive a tenant-based voucher you will have 120 days to find a suitable unit to rent. The unit must pass a housing quality standards inspection, and it must be affordable. The maximum amount of rent and utilities a voucher will pay for is called the "payment standard". In King County the payment standard depends both on the number of bedrooms and where in King County the home is located. Your portion of the rent is calculated based on your adjusted annual income and you pay it directly to the landlord. KCHA pays the remainder in the form of a housing assistance payment (HAP). If you move out of KCHA's jurisdiction, different public housing authorities will have different payment standards.

YOU MENTIONED THAT WE COULD PAY AS MUCH AS 40% OF OUR INCOME WITH A TENANT-BASED VOUCHER. CAN YOU CLARIFY WHAT THAT MEANS?

With a tenant-based voucher will only pay for a home that rents at or below that payment standard. If you choose a home that rents above the standard, you are responsible for both your portion of the rent, based on adjusted household income, and the full amount for rent that exceeds the standard. During your first year in the tenant-based voucher program you may not move into a home where rent and utilities cost more than 40 percent of your monthly income. If you choose to stay at your current property, the rent you pay will always be affordable. Under RAD, KCHA cannot charge more in rent than the RAD Project-Based Voucher will pay for.

IS THERE A CAP ON WHAT LANDLORDS CAN CHARGE YOU?

For KCHA owned and managed properties, we will always cap our rents to keep them affordable. But private landlords can raise their rents as they like, depending on local laws.

IF YOU USE A TENANT-BASED VOUCHER TO MOVE TO A PRIVATELY-OWNED PROPERTY, AND SOMETHING BREAKS IN THAT PROPERTY, WOULD YOU BE RESPONSIBLE FOR IT?

That is something you would have to discuss with your landlord. Washington has tenant-landlord laws that you would be subject to.

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)

None.

BOULEVARD MANOR (9/24/2025)

CONCERNS ABOUT THE CONDITION OF THEIR BUILDING:

- Increased security services are needed, like a guard on the property.
- More maintenance people are needed. Temporary reduction in staff has resulted in deferred cleaning and maintenance.
- More laundry machines are needed. The current number is not sufficient for the number of units, especially if any of the machines are out of order.
- Better locks on the doors are needed. Door handles are too flimsy, and residents would like a deadbolt.
- Doors allow too much air to come into the unit. There should be less of a gap under the entry doors.
- Unit #120 needs A/C repaired

FIRWOOD CIRCLE (9/25/2025)

None.

BURNDALE HOMES (10/2/2025)

None.

SOUTHRIDGE HOUSE (10/7/2025)

GENERAL COMMENTS:

- Maintenance and Management staff are really doing a good job here.

CONCERNS ABOUT THE CONDITION OF THEIR BUILDING:

- One of the community laundry machines is not working properly.

KCHA response: Management will contact the vendor servicing the machines to report this issue and get it fixed.

VALLI KEE APARTMENTS (10/14/2025)

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

- It's nice that we will have the ability to request a tenant-based voucher. I was on the lottery for a voucher and was told when my name came up that I didn't qualify for one because I lived in public housing.

CONCERNS ABOUT THE CONDITION OF THEIR BUILDING:

- Sprinklers needed for the grassy areas

PARAMOUNT HOUSE (10/15/2025)

GENERAL COMMENTS:

- Residents would like access to the community bathrooms and laundry room 24/7. Resident suggested key card access.

EASTSIDE TERRACE (10/23/2025)

GENERAL COMMENTS:

- Residents would like garbage disposals and dishwashers in their units.

CONCERNS ABOUT THE CONDITION OF THEIR BUILDING:

- The artificial turf should be replaced with real grass, because when it gets hot in the sun the turf burns kids' feet.

WEBINAR (10/28/2025)

None.