



**King County
Housing
Authority**

KCHA Board of Commissioners

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

7/22/2026

Dear Gustaves Manor Residents:

You are invited to a resident meeting about King County Housing Authority's (KCHA's) plans to convert Gustaves Manor'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: Wednesday, July 29th

Time: 1:00 PM - 2:00 PM

Location: Gustaves Manor Community Room - 107 W Main St., Auburn, WA 98001

If you can't attend this meeting, Gustaves Manor is one of many public housing properties planned for RAD conversion. 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 open to residents at all properties we're planning to convert to RAD as part of this application group. Talk to your property management office for more information about these meetings or scan the QR code on the next page to visit KCHA's RAD Project Webpage.

For translation of this notice contact your Resident Service Coordinator, Generosa McKillip (206) 826-5311.

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 Gustaves Manor 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**, available at your property management office and on HUD's RAD website:

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.

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 plan is to make repairs or modifications to Gustaves Manor as part of the RAD conversion. Some of this work may be too disruptive for residents to live in their units while it is done. If you are required to move from your unit, RAD gives you the right to relocation protections, including advance written notice, detailed information about the move, and a right to return to an assisted unit once any construction work is done. Other relocation protections may include advisory services, moving assistance, payments, and other assistance.

This notice does not mean that you need to leave the property now, and this is not a notice of eligibility for relocation assistance. We will contact you again if you are required to move temporarily from your unit because of RAD and let you know what assistance you are eligible for at that time.

For more information see HUD's RAD **FACT SHEET #9**, available at your property management office and on HUD's RAD website:

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 ▪ Phone: (206) 693-6406 ▪ Email: BurndaleHomesOffice@kcha.org ▪ Fax: (206) 315-6914 ▪ TTY: 7-1-1	HUD Field Office ▪ 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 conversion plans, our preliminary intentions, and resident rights. We 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. If you are unable to attend these meetings, presentation materials and a summary of the questions, comments and KCHA's responses will be available a few weeks after the meetings at your property management office, and on KCHA's RAD project webpage.

Sincerely,

Chris Clevenger, Housing Initiatives Officer

Attachments: Current Plans for the Property
 Frequently Asked Questions and Answers
 RAD General Information Notice (GIN)
 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 Gustaves Manor

This attachment outlines KCHA's plans for converting Gustaves Manor 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 March 2028 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

Gustaves Manor 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 Gustaves Manor:

- Will **not** transfer rental assistance from your property to another
- Will **not** impact your ability to re-occupy Gustaves Manor, if relocation is necessary
- Will **not** affect your eligibility for rental assistance
- **Will** partner with a tax credit investor (limited partner)
- **Will** change Gustaves Manor's primary source of federal funding from public housing to Section 8 rental assistance under the RAD program
- **Will** include repairs and renovations to your property
- **May** require you to temporarily move out of your unit for KCHA to complete repairs

You must continue to comply with your public housing 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.

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**.

Renovation Plans

Our plans for Gustaves Manor include renovation or construction as part of the RAD conversion.

We have hired a company to inspect Gustaves Manor and complete an assessment of the property's repair needs. The assessment may identify necessary repairs that KCHA will need to fix before RAD conversion. Most repairs and renovation will begin after RAD conversion.