

An introduction to RAD  
**Rental  
Assistance  
Demonstration**

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# Brittany Park





# RAD Overview



# What is **RAD**?

Rental **Assistance Demonstration (RAD)**

A **voluntary** program created by the U.S. Department of **Housing and Urban Development (HUD)** that gives public housing authorities new flexibility to preserve and improve public housing properties like yours.

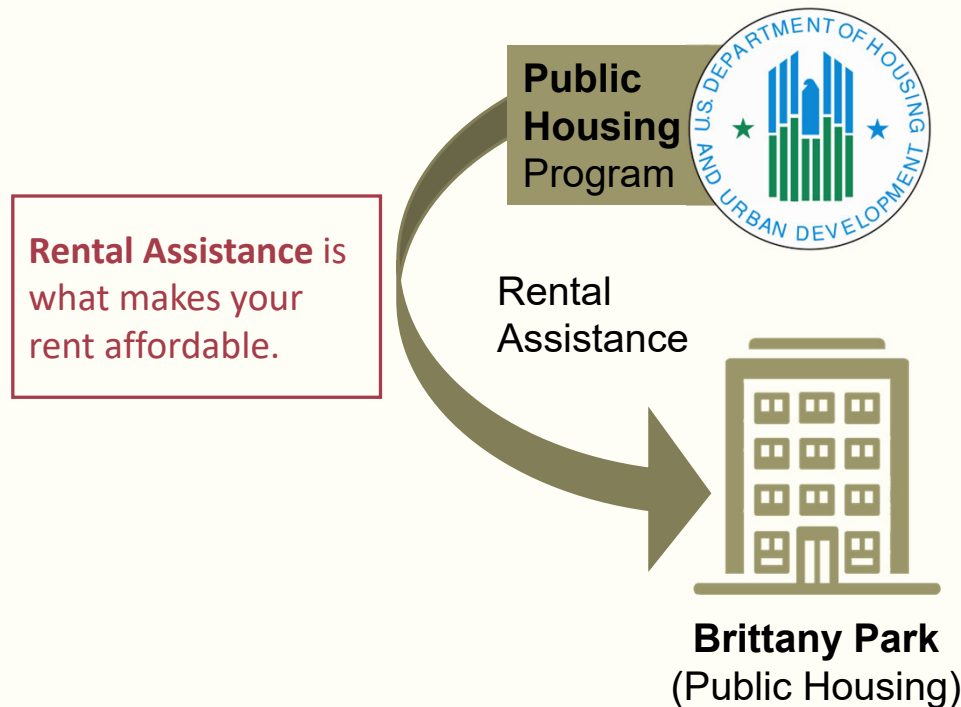




**RAD** is designed to provide **stability** and **security** for residents, ensuring they have access to safe and affordable housing.

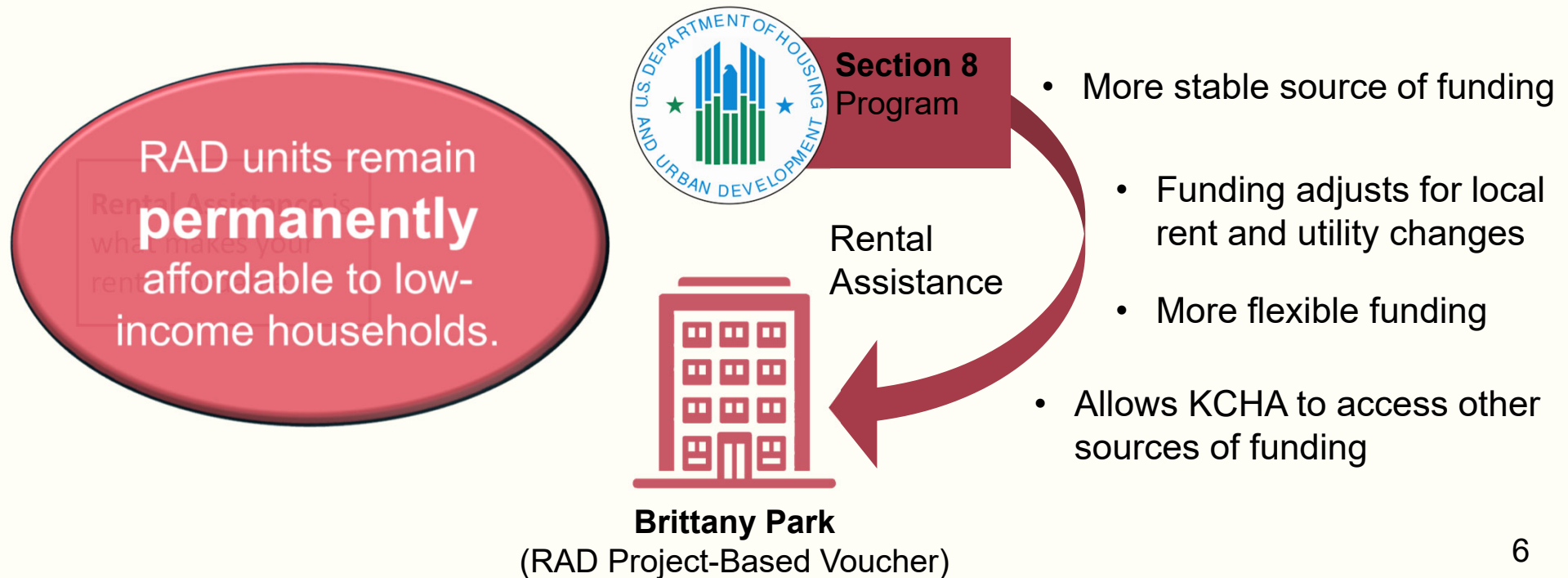
# How does **RAD** work?

RAD changes the **source** of rental assistance from **public housing** to **Section 8** project-based vouchers



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Converting to RAD means that KCHA can continue to invest in repairs and improvements to Brittany Park.

# Residents **retain their housing,** affordable rent and tenant protections.



Most resident's **rent will not change** because of RAD.



Residents keep their **same rights** and resident protections.



After 12 months residents may choose to take a **Tenant-Based Voucher** and relocate anywhere in the country that accepts Section 8 vouchers.





Over **500** Public Housing Authorities across the country have completed **RAD** conversions.

**1,764** projects

**240,672** housing units

**Over 500,000** residents

# Applying for **RAD**

KCHA must apply to participate in the RAD 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**.



# KCHA's Plan For Brittany Park



# KCHA's plan for your apartment building

Our plan for **Brittany Park** is a “**straight conversion**” also referred to as a “**subsidy only conversion**”.

This means that KCHA is shifting our existing public housing funding for Brittany Park to the Section 8 program without taking on new debt or undertaking major renovation or improvements as part of the RAD conversion.

# KCHA's plan for your building (continued)

## KCHA's plan for Brittany Park:

- 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

## KCHA's plan for your building (continued)

Our plan is to simply change **Brittany Park's** primary source of federal funding from public housing to Section 8 rental assistance through RAD.

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



# What You Need to Know About RAD



# Our **RAD** conversion plan will not change your experience of living at Brittany Park

- The rent you pay under RAD will be calculated based on adjusted annual household income, like it is now under the public housing program.
- KCHA will still own your building.
- Your property management and maintenance team will not change.
- You will keep your housing assistance, but the funding source of that assistance will change.
- You won't need to be re-screened and there are no additional eligibility requirements.
- You will need to stay in good standing with your current lease.
- You will need to sign a new lease.



# Lease Transition

As part of the RAD conversion process your public housing lease will end and 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 **RAD Lease Addendum**, which will include RAD's resident procedural rights.

# Resident Rights under RAD

- **Right to Information:** Residents have the right to hear about major changes in the plans for the project.
- **Right to Remain:** Residents in good standing at the public housing property have the right to continue living there after the RAD conversion.
- **Right to Return:** If relocation is necessary due to construction or repairs, residents have the right to return to the property, again without rescreening.
- **Affordable Rent:** Rent will continue to be based on adjusted household income.
- **Right to Organize:** Residents retain the right to form and participate in resident organizations.

## Resident Rights under RAD (continued)

- **Choice-Mobility:** Residents have the option to request a tenant-based voucher (mobility voucher) after living in a RAD unit for one year.
- **No Rescreening:** Residents are not subject to rescreening as a result of the conversion.
- **Lease Protections:** Lease renewal is mandated, and eviction without just cause is prohibited.
- **Grievance Procedures:** Residents have access to established termination and grievance procedures.
- **Other Protections:** This includes consultation rights, enhanced relocation protections, and the right to request reasonable accommodations.



# Projected Timeline



## **RAD Conversion Timeline**

KCHA plans to complete the conversion by **December 2026**, but we may complete the conversion sooner.

- Most RAD conversions take 6 to 18 months after the application is approved.
- We plan to submit our application to HUD in **June 2025**
- If HUD approves KCHA's application, we will have more resident meetings and we will provide a more detailed projected timeline.

# RAD Conversion Process



## 1. Resident Meetings

2. Board Resolution
3. Submit Application to HUD
4. HUD Initial Approval (CHAP Award)
- 5. Resident Meetings**
6. Amend KCHA's MTW Plan
7. Property Inspection (assess the condition of the property and repair needs)
8. Financing Plan
9. HUD Approval (RAD Conversion Commitment)
- 10. Resident Meetings**
11. Sign New Lease
12. RAD Conversion (Closing)

We are very early in the process, and we will meet with residents throughout the RAD conversion process.



# What RAD Means for KCHA



## What **RAD** means for KCHA

- Resident stability
- Preservation of affordable housing
- More stable and flexible funding
- Choice mobility for existing residents
- Keeping our building up to date with repairs and improvements



# Questions and Comments



# More Information about RAD and KCHA's plans for your property:



- Visit the RAD page on KCHA's website <https://www.kcha.org/residents/readp>
- If you have questions about the changes, contact your property management office.
- Email comments about KCHA's plans for RAD at your property, to [RAD@kcha.org](mailto:RAD@kcha.org)

**We will mail you more information about RAD and future meetings in the coming months.**