

An introduction to RAD  
**Rental  
Assistance  
Demonstration**

*April 16, 2025*

*Presented by:  
**Chris Clevenger**, Housing Initiatives Officer  
King County Housing Authority*





# 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.



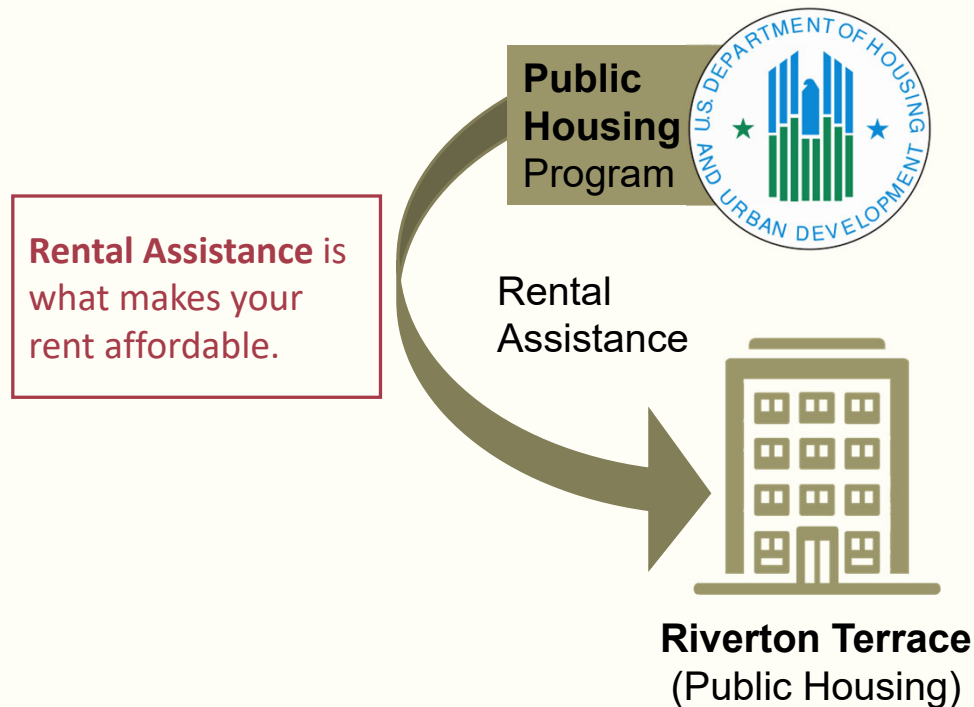




**RAD** is designed to provide **stability** and **security** for residents, ensuring they have access to safe and affordable housing.

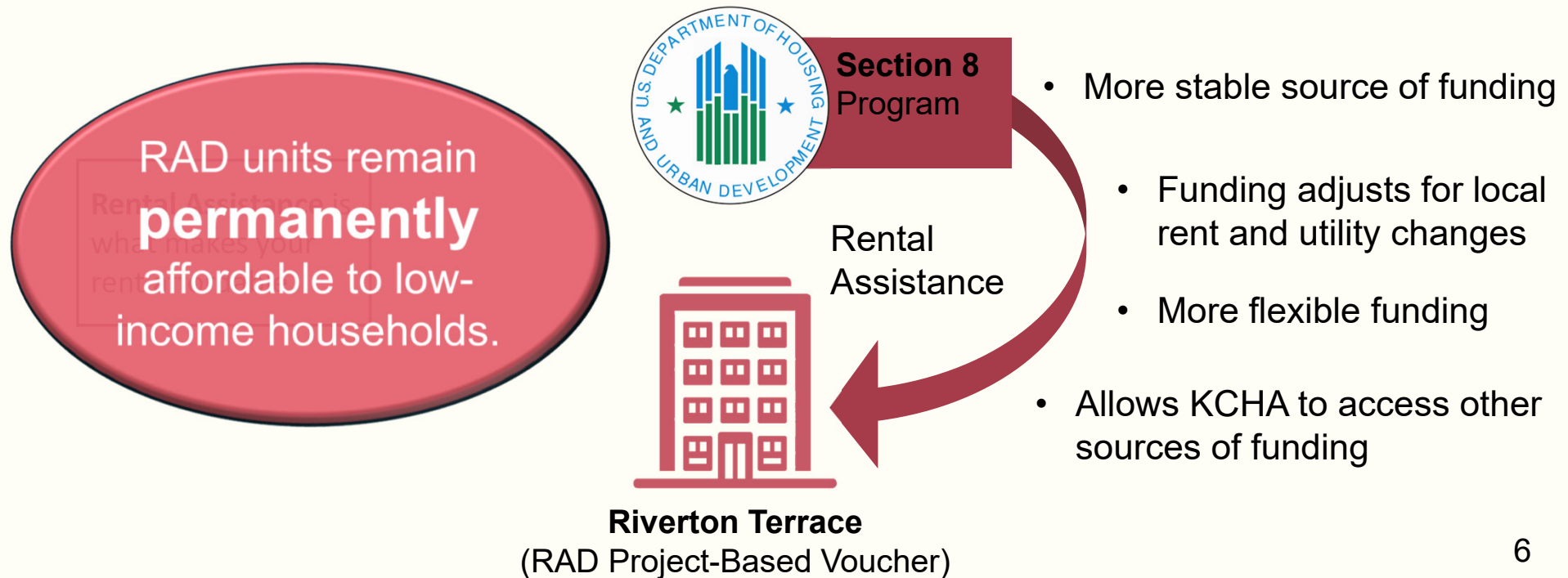
# How does **RAD** work?

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



# How does RAD work?

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







Converting to **RAD** means that KCHA can continue to invest in repairs and improvements to Riverton Terrace.

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



Most residents **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 Riverton Terrace





# **KCHA's plan for your apartment building**

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

This means that KCHA is shifting our existing public housing funding for Riverton Terrace 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 Riverton Terrace:

- 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 **Riverton Terrace'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 Riverton Terrace

- 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

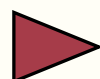


## **RAD Conversion Timeline**

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 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/radp>
- 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.**