



**King County
Housing
Authority**

KCHA Board of Commissioners

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

6/24/2026

Dear Mardi Gras Residents:

You are invited to a resident meeting about King County Housing Authority's (KCHA's) plans to convert Mardi Gras'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 1st

Time: 11:00 AM - 12:00 PM

Location: Mardi Gras Community Room - 24009 104th Ave SE Kent, WA 98030

If you can't attend this meeting, Mardi Gras 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, Gina Bellisario (206) 693-6448.

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 Mardi Gras 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 Mardi Gras 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) 693-6435 ▪ Email: vallikeeoffice@kcha.org ▪ Fax: (206) 832-3755 ▪ 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)

For more information about the RAD program, visit "What is RAD?":

<https://www.hud.gov/hud-partners/rad-whatisit>

Attachment #1

Current Plans for Mardi Gras

This attachment outlines KCHA's plans for converting Mardi Gras 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

Mardi Gras 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 Mardi Gras:

- Will **not** transfer rental assistance from your property to another
- Will **not** impact your ability to re-occupy Mardi Gras, if relocation is necessary
- Will **not** affect your eligibility for rental assistance
- **Will** include repairs and renovations to your property
- **Will** partner with a tax credit investor (limited partner)
- **Will** change Mardi Gras's primary source of federal funding from public housing to Section 8 rental assistance under the RAD program.

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 Mardi Gras include renovation or construction as part of the RAD conversion.

We have hired a company to inspect Mardi Gras 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.

Frequently Asked Questions about RAD

Fifth Application Group – Mardi Gras

This FAQ only applies to **Mardi Gras**.

The answers in this FAQ reflect RAD program requirements and KCHA's plans as of **June 24, 2026**. Program rules, timelines, approvals, property plans and relocation requirements, if any, are subject to change based on HUD review, funding, capital needs and other factors.

The most recent version of this FAQ will be available in your property management office and on KCHA's RAD webpage: <https://www.kcha.org/residents/radp/fifth>.

What is RAD?

The Rental Assistance Demonstration (RAD) is a program from the US Department of Housing and Urban Development (HUD) that gives public housing authorities like KCHA new flexibility to preserve and improve public housing properties like yours. KCHA must apply to HUD to participate in the 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.

Rental assistance is what makes your rent affordable. Having a "project-based" voucher means that the rental assistance can only be used for a specific unit, much like your public housing assistance makes your rent affordable for the unit you already live in.

Why do a RAD conversion?

RAD conversion provides more flexible funding for KCHA's housing programs and allows us to better care for our properties.

Federal funding for the Public Housing program is insufficient. RAD will move public housing units to the Section 8 program, which receives more reliable and often higher funding from the federal government.

RAD conversion will also give you more choices for housing in the future: After 12 months you can apply for a Tenant-Based Voucher, also known as a Housing Choice Voucher. With a Tenant-Based Voucher, the rental assistance moves with the tenant. You can use a Tenant-Based Voucher to rent on the private market, and if you later move to a different apartment or a different county or state, you can keep your voucher.

Can I stay in my apartment?

Residents in good standing with their lease can continue living in their home after the RAD conversion, and you will not lose your housing or rental assistance because of RAD.

For your property, we are still finalizing the renovation plans, so we do not yet know if any work will require residents to temporarily move out of their units. In many cases, residents can remain in place, but if certain repairs are too disruptive or cannot be done safely while occupied, a temporary relocation may be needed.

If that happens, we will provide advance notice, cover relocation costs, and you will be able to return to your apartment once the work is complete.

Can I return to my unit after the renovation?

Yes. Under KCHA's plan, if you are required to temporarily relocate because of RAD, you will be able to return to your same apartment unit after the renovation.

Will I have to pay more for rent?

No. If all members of your household are currently receiving public housing rental assistance, your rent will not change because of RAD. The rent you pay under RAD will be calculated in the same way as it is under the public housing program, based on adjusted annual income. If your income increases, your rent may increase; if your income decreases, your rent may decrease.

Households where one or more members are **not** eligible for public housing rental assistance are already paying a higher amount in rent. These households may see their rent increase under RAD.

If you have any questions about a household member's eligibility for rental assistance, contact your property manager.

Will a RAD conversion affect my housing assistance?

You will keep your housing assistance, but the federal funding source of that assistance will change. The funding for your housing assistance will change from public housing to a Section 8 Project-based Voucher, but this will not change your experience of living in a KCHA property.

You do not need to be re-screened and there are no additional eligibility requirements: With this RAD conversion, **you will be eligible for housing assistance regardless of your current income.**

Can I keep my rental assistance and move in the future?

Yes. After the RAD conversion, you must sign a 12-month lease for your current unit.

RAD gives you the new right of Choice Mobility: If you want to move to a unit in the private market after living in a RAD unit for 12 months, you have the choice to request a Tenant-Based Voucher.

You may also be able to move to a different KCHA-owned public housing or project-based housing property under KCHA's existing Transfer policy. RAD will not change KCHA's Transfer policy.

What is a Tenant-Based Voucher?

A Tenant-Based Voucher is another form of rental assistance that can be used to rent a unit in the private market anywhere in the United States that accepts Tenant-Based Housing Choice Vouchers.

With a Tenant-Based Voucher, you pay your landlord a percentage of your income—typically between 30% to 40%—and the Public Housing Authority will pay the remainder of your rent directly to the landlord in a Housing Assistance Payment (HAP).

When you request a Tenant-Based Voucher from KCHA, you may not get it immediately, but you will be near the top of the waiting list.

What is the difference between a Project-Based Voucher and a Tenant-Based Voucher?

Under the Section 8 program, Tenant-Based Housing Choice Vouchers let you rent units in the private market. A family can move to a different apartment complex or house and keep their voucher. Project-based Vouchers are assigned to affordable housing units, cannot be used for other units, and do not move with you.

Will KCHA staff change at my building?

No. Your property management and maintenance team will **not** change because of RAD. KCHA will continue to manage your building.

Will KCHA still own my building?

Yes.

When will the RAD conversion happen?

First HUD has to approve KCHA's application, and we don't know how long that will take. After the application is approved, most conversions take between 6 to 18 months to complete. Our goal is to complete the conversion **by the end of 2028**. If we get approval from HUD, we will hold more resident meetings to finalize plans.

Can I participate in the RAD planning process?

Yes. KCHA is required to notify all residents at the property about the RAD plans host periodic resident meetings. These meetings are an opportunity for you to:

- Learn more about the proposed RAD conversion plans

- Ask KCHA questions about the plans
- Tell KCHA what could be repaired at your property and where there are opportunities for improvements.

KCHA will consider this information when developing plans for your property.

We will notify you at least one week before the next resident meeting. You can always provide comments by email to RAD@kcha.org.

More Information

- More information about RAD can be found at <https://www.kcha.org/residents/radp/fifth>
 - If you have questions not answered by the website, contact your property management office.
 - We will provide you with more information about RAD and future meetings in the coming months.
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