

RAD Conversion Update – Firwood Circle

Rental Assistance Demonstration

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RAD Overview



What is **RAD**?

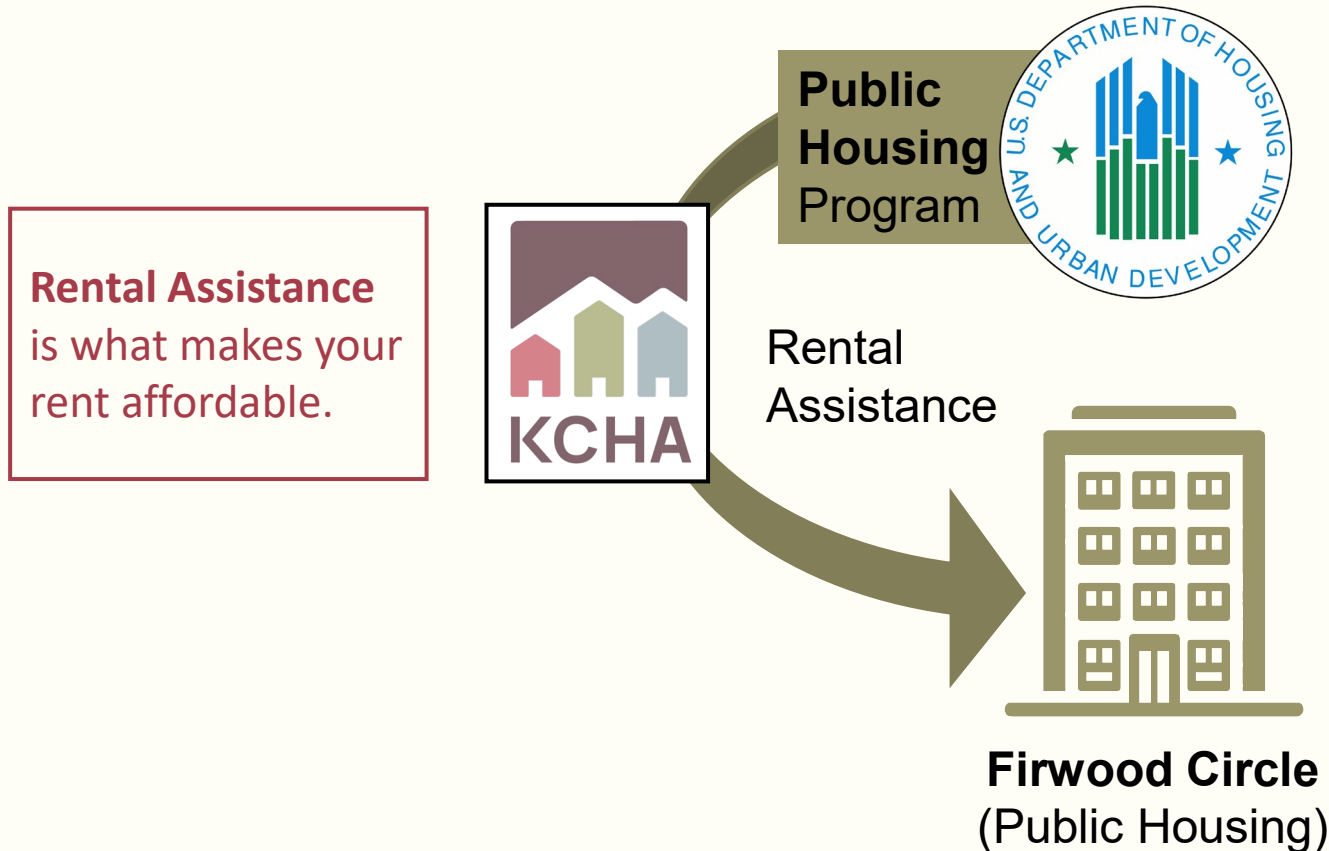
Rental **A**ssistance **D**emonstration (**RAD**)

A 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.



How does **RAD** work?

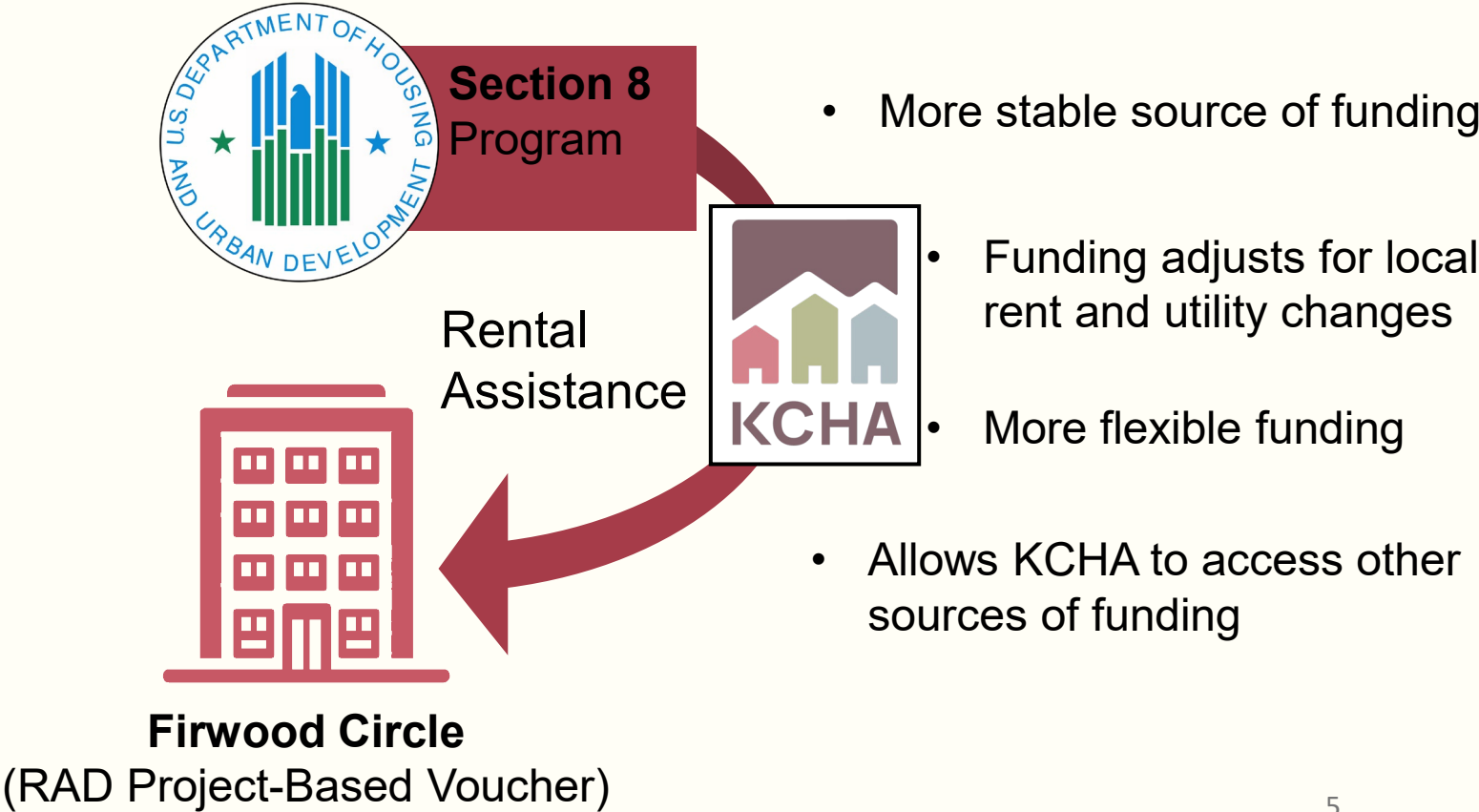
RAD changes the **source** of rental assistance from **public housing** to **Section 8** project-based vouchers



How does **RAD** work?

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

RAD units remain **permanently** affordable to low-income households.



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 living in a RAD unit for 12 months, residents have the option of requesting a **Tenant-Based Voucher** to relocate anywhere in the country that accepts Section 8 vouchers.



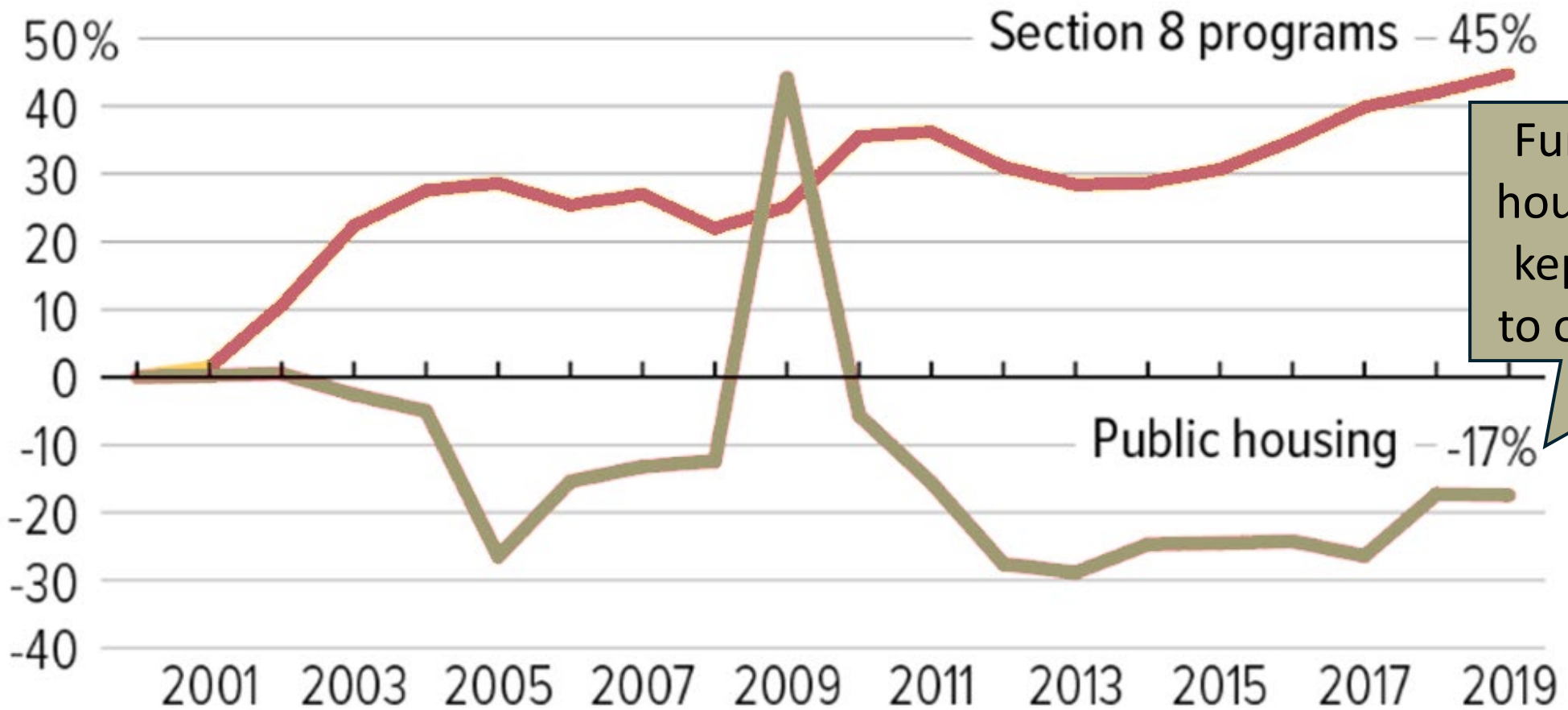


Why convert to the Section 8 program?



Public Housing Funding Has Dropped While Section 8 Funding Has Responded to Cover Rising Needs

Percent change in funding since 2000, adjusted for inflation



Funding for the public housing program hasn't kept up with the costs to operate the program



Converting to **RAD** means that KCHA can continue to invest in repairs and improvements to your apartment building.



KCHA's plan for Firwood Circle



KCHA's plan for Firwood Circle

Our plan for Firwood Circle is a “**straight conversion**” also referred to as a “**subsidy-only conversion.**”

This means that KCHA is shifting our existing public housing funding for your apartment building 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 (continued)

If the property inspection identifies required repairs or modifications to the property, KCHA may need to revise our RAD conversion plan to include some renovation.

KCHA's plan for your apartment building:

- Will **not** include any major renovations to your property
- Will **not** transfer rental assistance from your property to another
- Will **not** affect your eligibility for rental assistance

KCHA will **not** partner with a developer or any other entity.

We will know more once we have the final property inspection report

Our plans **may** require you to **temporarily relocate** for KCHA to make **repairs** or accessibility improvements to your unit.

KCHA's plan (continued)

Our plan is to simply change **your apartment building'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



RAD Conversion Process & Timeline



RAD Conversion Process



RAD Conversion

We first met with you in September

- 1. **Resident Meetings - September 2025**
- 2. Board Resolution - **November 2025**
- 3. Submit Application to HUD - **December 2025**
- 4. HUD Initial Approval (CHAP Award) - **February 2026**
- 5. Property Inspections (identify repair needs) - **February 2025 - current**
-  6. **Resident Meetings - March 2026**
- 7. Begin Critical Repairs
- 8. **Resident Meetings**
- 9. Financing Plan
- 10. HUD Approval (RAD Conversion Commitment)
- 11. **Resident Meetings**
- 12. Sign New Lease
- 13. RAD Conversion (Closing)
- 14. Non-Critical Repairs required by RAD

This is where we are
NOW

RAD Conversion – Next Steps

1. **Resident Meetings - September 2025**
2. **Board Resolution - November 2025**
3. **Submit Application to HUD - December 2025**
4. **HUD Initial Approval (CHAP Award) - February 2026**
5. **Property Inspections (identify repair needs) - February 2025 - current**
6. **Resident Meetings - March 2026**
7. **Begin Critical Repairs - April 2026**
8. **Resident Meetings - May 2026**
9. **Financing Plan - July 2026**
10. **HUD Approval (RAD Conversion Commitment) - September 2026**
11. **Resident Meetings - October 2026**
12. **Sign New Lease - October 2026**
13. **RAD Conversion (Closing) - November 2026**
14. **Non-Critical Repairs required by RAD - November 2026 – October 2027**



Repairs and Improvements



Critical Repairs (before RAD conversion)

- **Safety** - observed or reported unsafe condition that if left unaddressed could result in injury.
- **Accessibility** – Modification to meet Americans with Disabilities Act (ADA), Uniform Federal Accessibility Standards (UFAS), and/or other accessibility requirements.

Non-Critical Repairs (after RAD conversion)

- **Rehabilitation** - Items identified in the property inspection that are necessary to improve the property but are not immediate threats.

Examples: System replacements, flooring, lighting improvements, building exterior, etc.



Resident Rights and Relocation



Resident Rights

- **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.
- **Right to Organize:** Residents retain the right to form and participate in resident organizations.
- **Other Protections:** This includes consultation rights, enhanced relocation protections, and the right to request reasonable accommodations.

Relocation

- Where relocation is necessary, KCHA must provide residents with:
 - Advanced written notice
 - Moving assistance
 - Benefits and assistance per the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA)
- KCHA will maintain a resident log for all impacted residents
- **No resident can be displaced permanently against their wishes.**

For HUD Facts about RAD and Relocation, see **RAD Fact Sheet #9:**

www.hud.gov/sites/dfiles/Housing/documents/RADResidentFactSheet_9_RADandRelocation.pdf



What You Need to Know About RAD



Our **RAD** conversion plan will not change your experience of living at your apartment building

- 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 **may** need to temporarily relocate for KCHA to complete required repairs
- You will need to stay in good standing with your current lease.
- You will need to sign a new lease.

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

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
- For HUD resources and information about the RAD program, visit: www.hud.gov/rad

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

Questions and Comments

