

An introduction to RAD

Rental Assistance Demonstration

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Cohort 5:

- *Ballinger Homes*
- *Burien Park*
- *Casa Madrona*
- *Cascade*
- *Mardi Gras*
- *Northridge I & II*
- *Peppertree*
- *Plaza Seventeen*
- *Wayland Arms*



Revised 7/27/2026



RAD Overview



What is **RAD**?

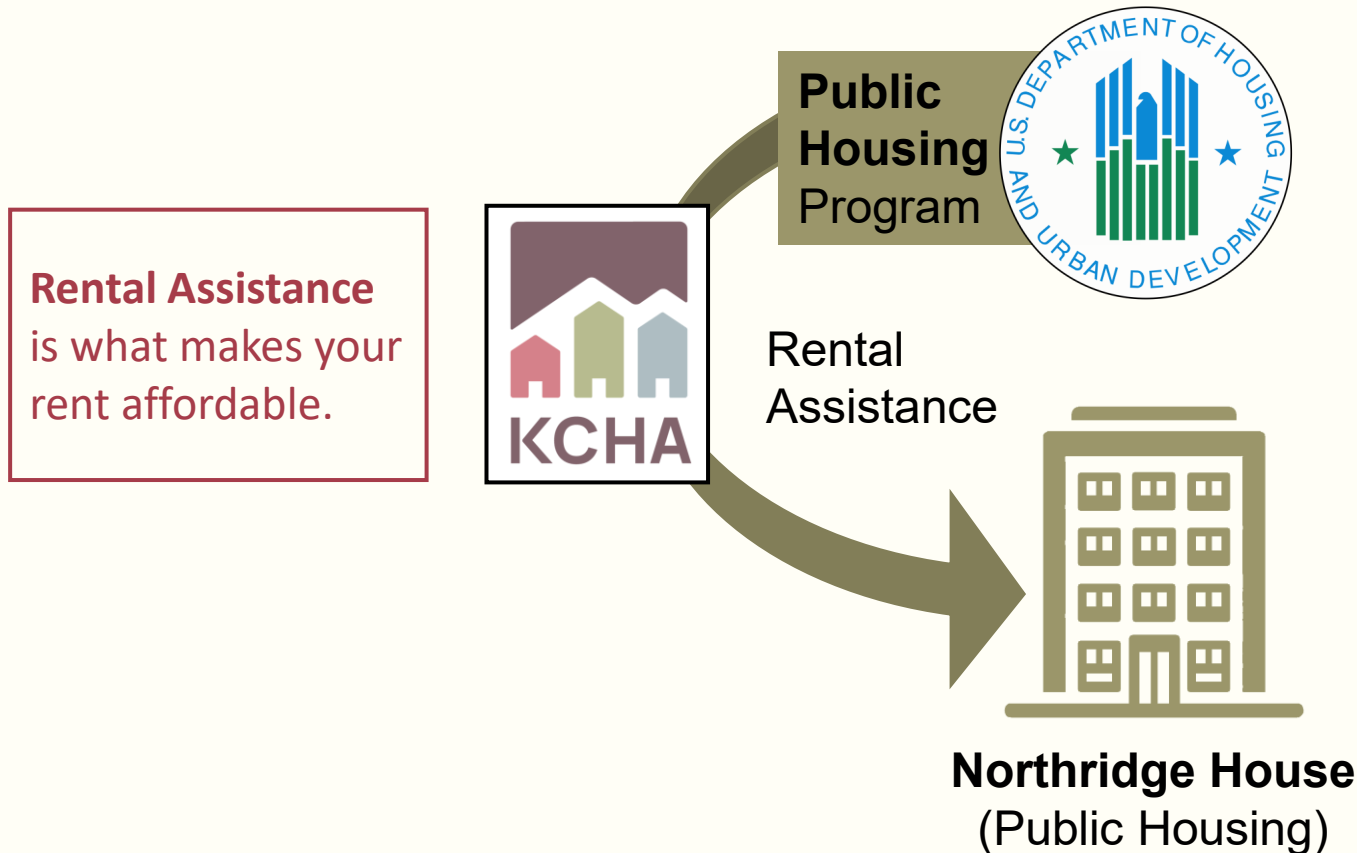


Rental **Assistance** Demonstration (**RAD**)

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.

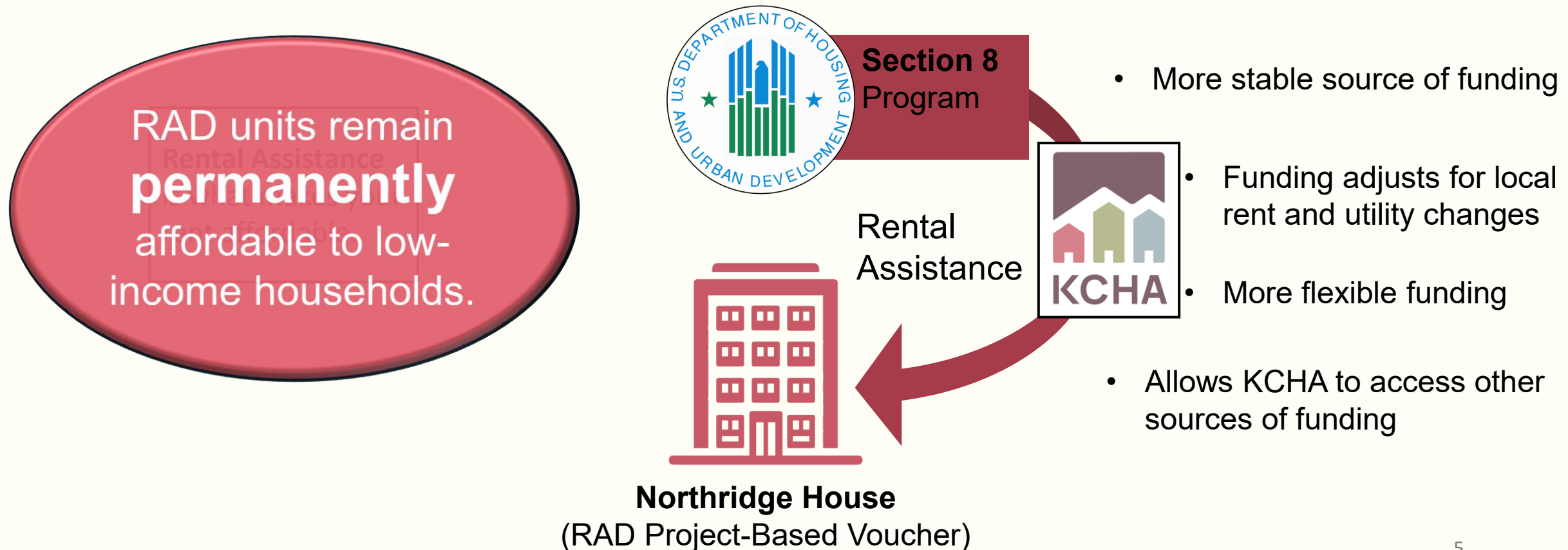
How does **RAD** work?

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



How does **RAD** work?

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

1,878 projects

259,476 housing units

588,000 residents

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.



Choice Mobility (Tenant-Based Voucher)

- New resident right to request a **Tenant-Based Voucher**, a form of rental assistance that moves with the tenant.
- Residents can move to the near top of the waiting list for a Tenant-Based Voucher after living in a RAD unit for 1 year.
- Resident that choose to take a tenant-based voucher and move out of Northridge House could pay more in rent.

For more information, see HUD's **RAD Fact Sheet #12 – Choice Mobility**

URL: https://www.hud.gov/sites/dfiles/Housing/documents/RADResidentFactSheet_12_ChoiceMobility.pdf

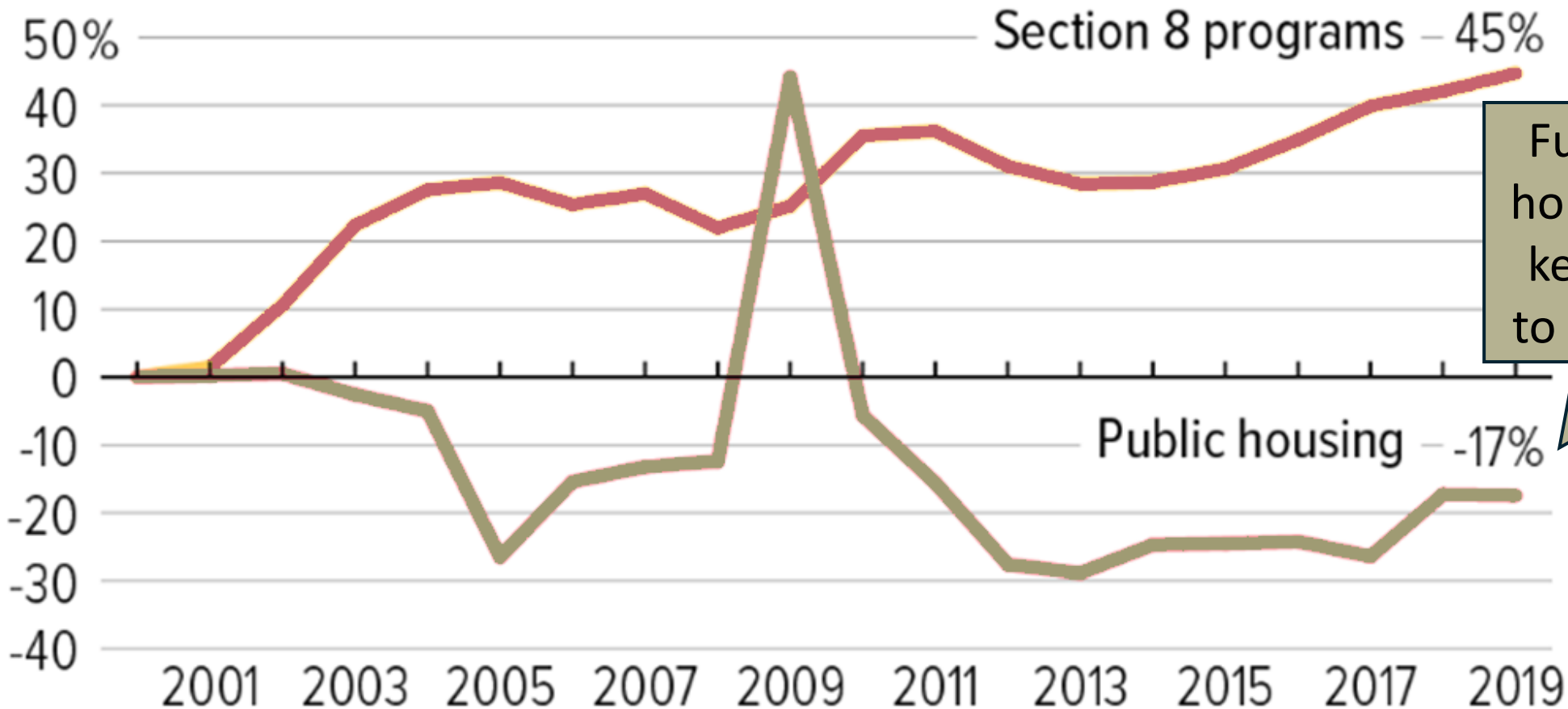


Why convert to the Section 8 program through RAD?



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

Applying for RAD

KCHA must apply to participate in the RAD program.

- If Northridge House 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**.



Converting to **RAD** means that KCHA can continue to invest in repairs and improvements to Northridge House.



KCHA's plan for Northridge House



KCHA's plan for your apartment building

Our plan for **Northridge House** is a “**RAD/Section 18 Blend**” also referred to as a “**Construction Blend**”.

- This means that KCHA's plan includes **renovation** as part of our RAD conversion of Northridge House. By completing renovation as part of the RAD conversion the federal funding KCHA receives for Northridge House, will increase, to help KCHA afford the costs of construction.
- Most renovations will begin **after** RAD conversion (**2028**).

KCHA's plan for your building (continued)

KCHA's plan for Northridge House:

- Will **not** transfer rental assistance from Northridge House to another property
- 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)
- **May** require you to temporarily move out of your unit for KCHA to complete required repairs.

We **don't** think any residents at Northridge House will need to temporarily relocate.

KCHA's plan for your building (continued)

Our plan is to simply change **Northridge House'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



Resident Protections and Relocation



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 an assisted unit 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.

Relocation

- Our current renovation plans for Northridge House are designed to allow residents to remain in their units during the repairs and renovation.
- The first draft of the property inspection report was encouraging and indicates that the planned work can be completed while you remain in your unit.

Relocation (continued)

- While we currently expect residents to remain in their homes during renovation, residents are protected if temporary relocation ever becomes necessary. KCHA must provide:
 - 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.
- Northridge House 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 or renovation.
- 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.

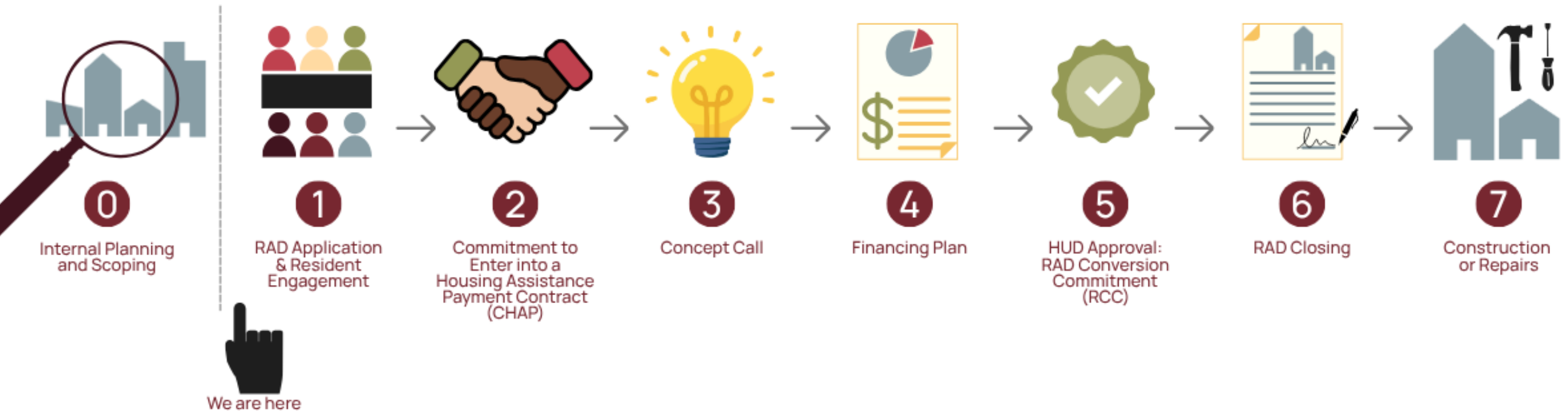


RAD Conversion Process and Timeline



RAD Conversion Process

The RAD Conversion Process at KCHA



RAD Conversion Timeline

KCHA plans to complete the conversion before the end of **2028**, 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 **October 2026**
- If HUD approves KCHA's application, we will have more resident meetings and we will provide a more detailed projected timeline.

RAD Conversion – Next Steps

- ☒ 1. Property Inspections (identify repair needs)
- ☐ 2. **Resident Meetings - July & August 2026**
- ☐ 3. Board Resolution ~ **September 2026**
- ☐ 4. Submit Application to HUD ~ **October 2026**
- ☐ 5. HUD Initial Approval (CHAP Award) ~ **January 2027**
- ☐ 6. Radon Testing
- ☐ 7. **Resident Meetings ~ February 2027**
- ☐ 8. Financing Plan
- ☐ 9. HUD Approval (RAD Conversion Commitment)
- ☐ 10. **Resident Meeting**
- ☐ 11. Section 8 Unit Inspections
- ☐ 12. Sign New Lease
- ☐ 13. RAD Conversion (Closing) ~ **March 2028**
- ☐ 14. Begin non-critical repairs (if applicable)
- ☐ 15. Choice Mobility ~ **2029 (12 months after closing)**

We are very early in the RAD conversion process

Our plan is to convert to RAD Project-Based Vouchers before the end of **2028**, but our plan may change



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 properties up to date with repairs and improvements

More Information about RAD and KCHA's plans for Northridge House



- Visit the RAD page on KCHA's website
<https://www.kcha.org/residents/radp>
- If you have questions about the changes, contact Northridge House **management office**.
- Email comments about KCHA's plans for RAD at Northridge House, 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

