

An introduction to RAD Rental Assistance Demonstration

June 23, 2026

Presented by:
Nicole Damm, Assistant Vice
President of Property Management



Cohort 4:

- *Brookside*
- *Nia Apartments*
- *Northwood*
- *Pacific Court*
- *Salmon Creek*
- *Seola Crossing I & II*
- *Shelcor*
- *Vantage Point*
- *Village Place*



Revised 6/23/2026 at 2:30 PM



RAD Overview



What is **RAD**?

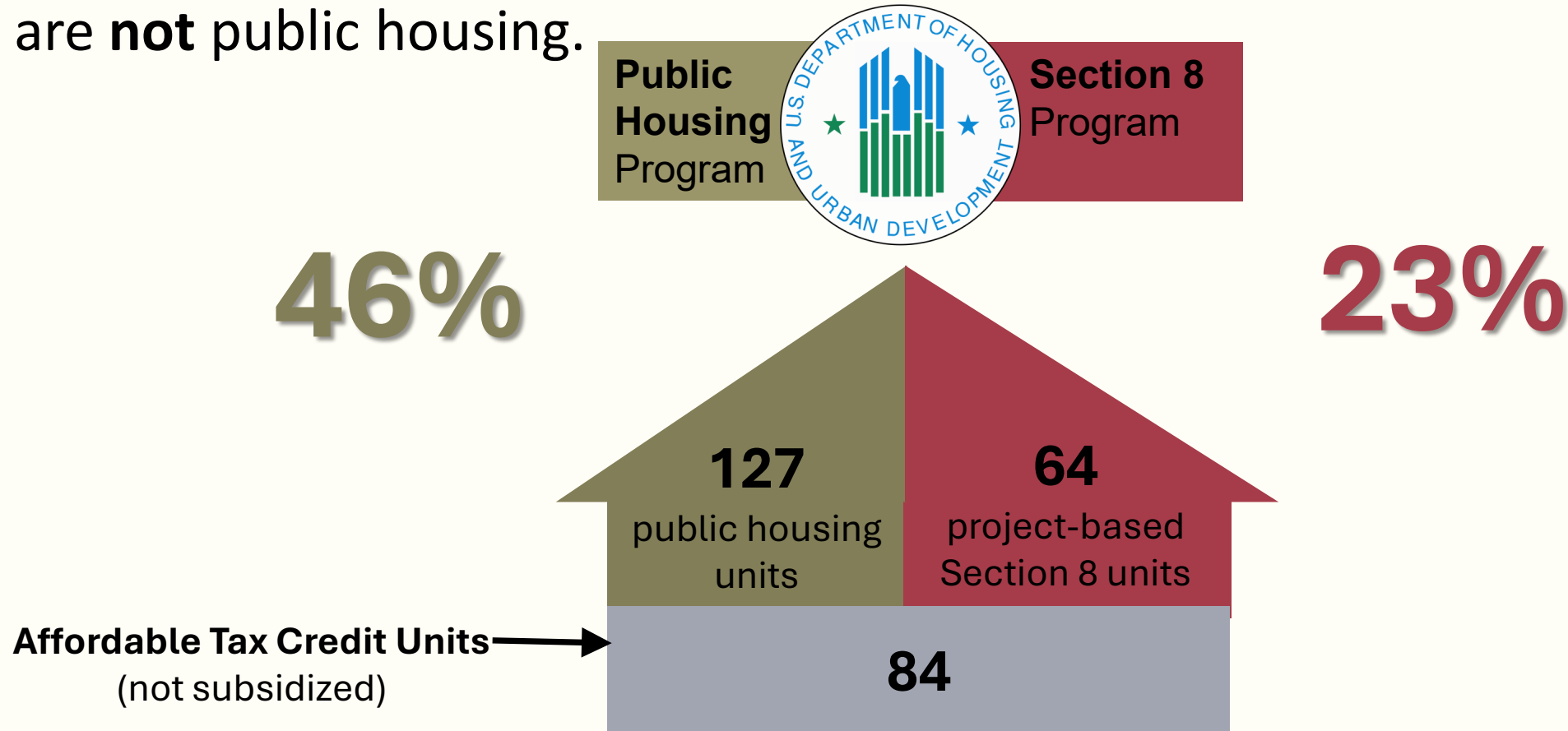


Rental **Assistance** Demonstration (**RAD**)

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.

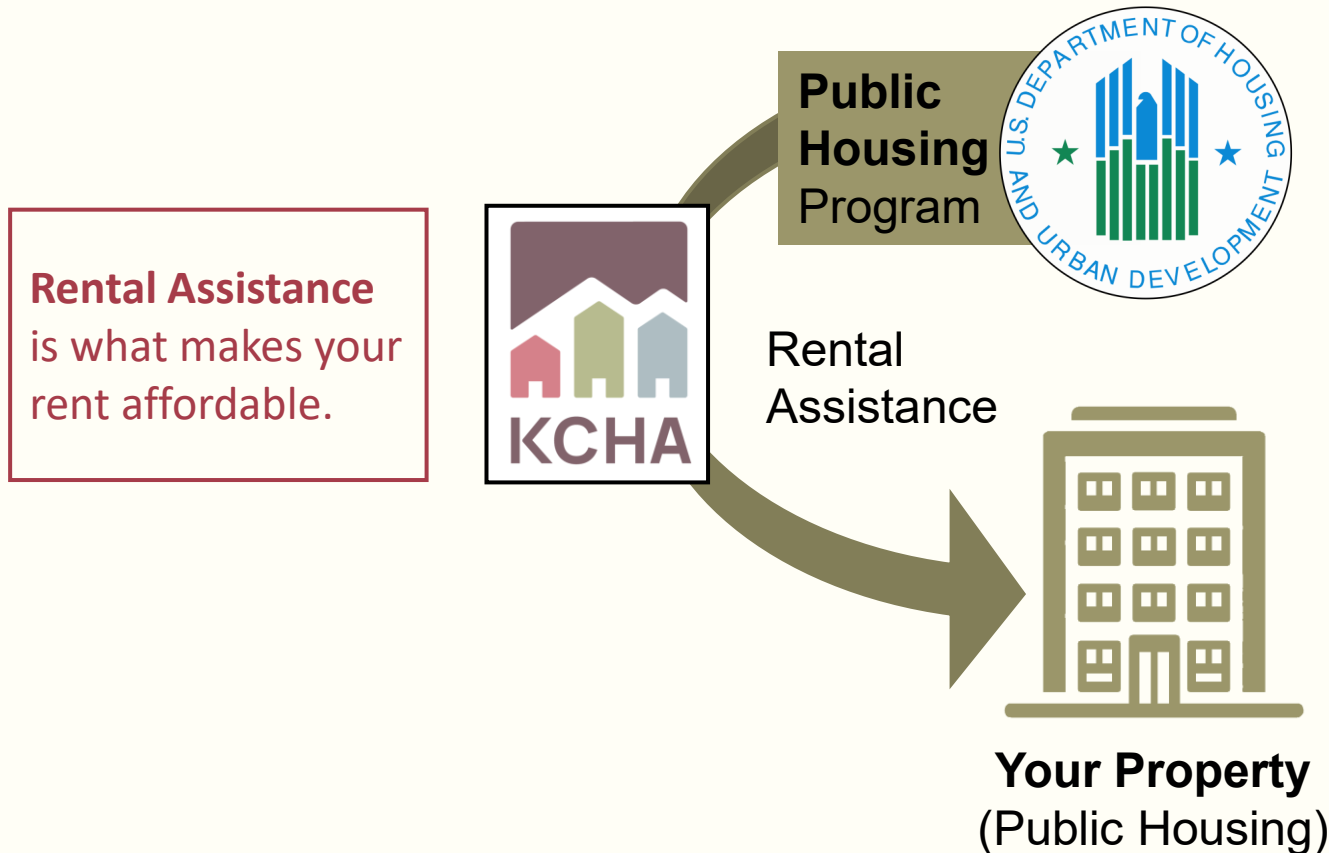
Salmon Creek and Seola Crossing I & II are not traditional public housing properties

Your apartment buildings are **Mixed-Finance Developments**, which means that some of the units are **public housing**, and some of the units are **not** public housing.



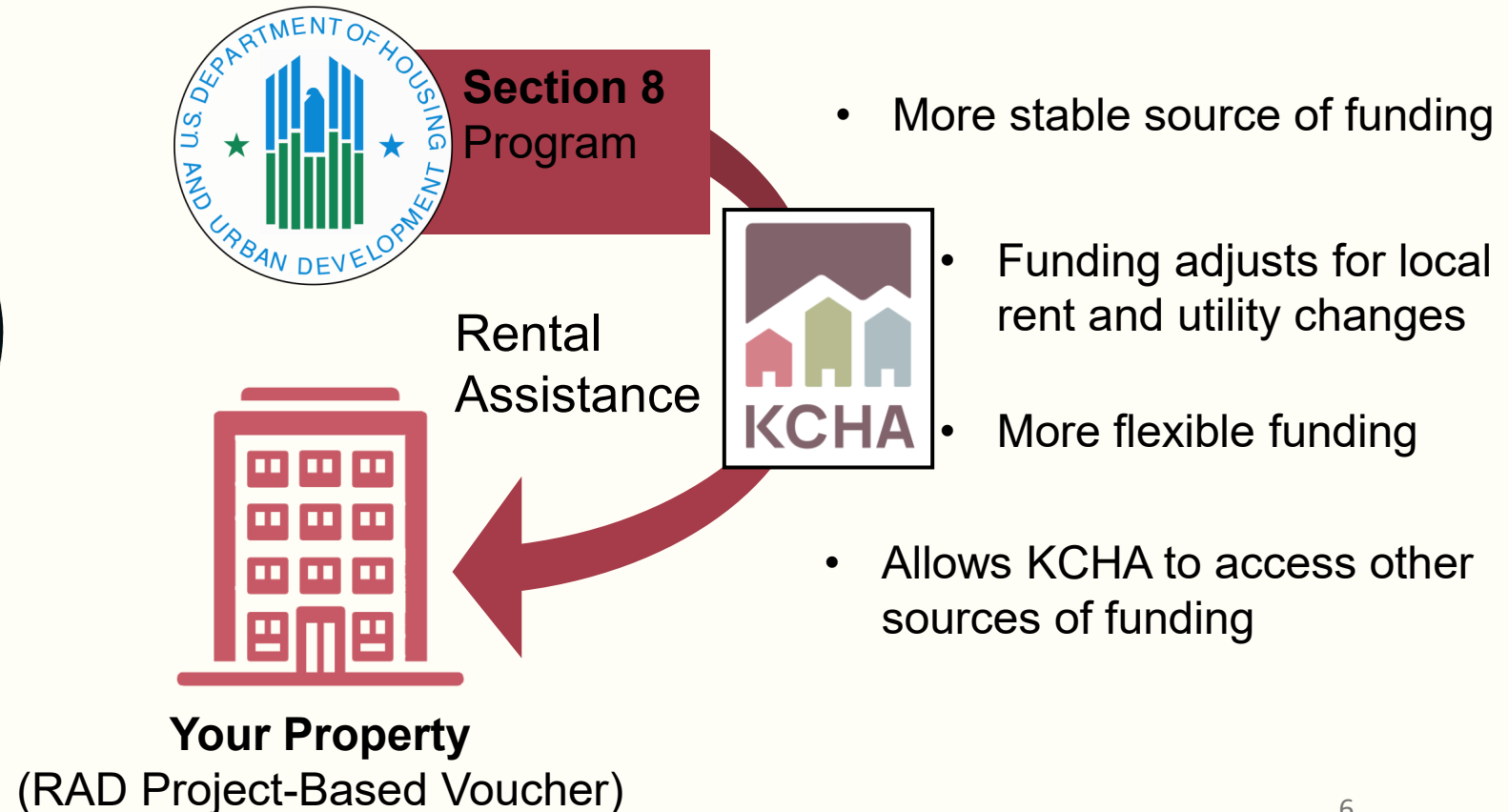
How does **RAD** work?

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



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

1,878 projects

259,476 housing units

588,000 residents

Resident Involvement & Impact

	Residents in Public Housing Units	Resident in Project-Based Section 8 Units	Residents in Non-subsidized Units
Informed about KCHA's RAD Conversion Plans	Yes 	Yes 	Yes 
Feedback and comments considered when developing plan for the property	Yes 	Yes 	Yes 
May be impacted by required repairs	Yes 	Yes 	Yes 
Rights under the Uniform Relocation Act (URA), if relocation is required	Yes 	Yes 	Yes 
RAD Resident Rights	Yes 	Yes 	No 
Converting to Section 8 rental assistance through RAD	Yes 	No 	No 

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

Applies
to residents in
**Public
Housing** Units

Applies to
residents in
**Project-Based
Section 8** Units



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

Applies
to residents in
**Public
Housing Units**

Applies to
residents in
**Project-Based
Section 8 Units**

- Only applies to households living in **subsidized housing** units (Public Housing or Project-Based Section 8)
- 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.
- Residents that choose to take a tenant-based voucher and move out of Salmon Creek or Seola Crossing **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

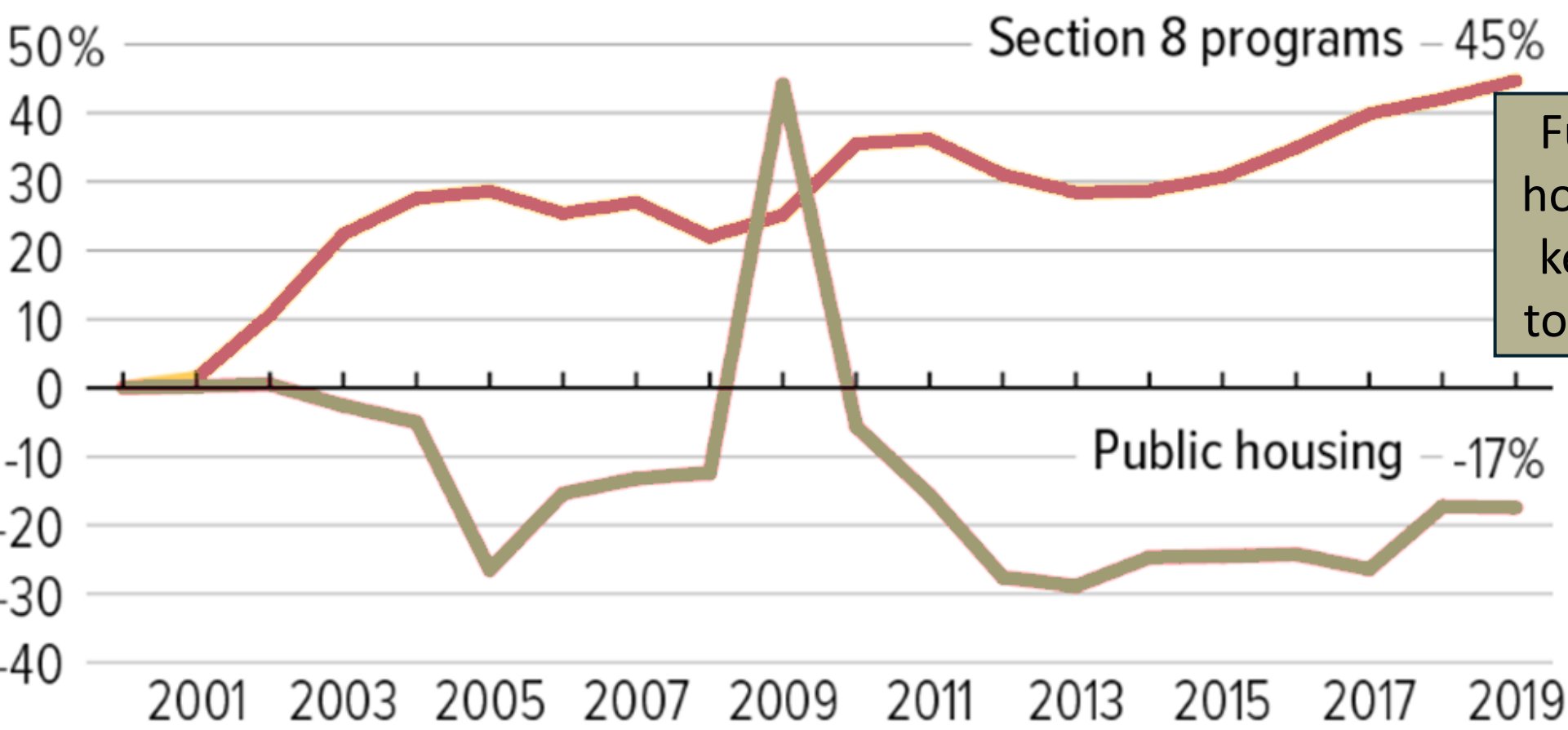


Why convert to the Section 8 program through RAD?



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 your apartment building is accepted into the RAD program, then we will start a “RAD conversion.”
- For public housing residents, 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 Salmon Creek and Seola Crossing I & II.



KCHA's Plan for Your Property



KCHA's plan for your apartment building

Our plan for **your apartment building** is a “**subsidy only conversion**” also referred to as a “**No debt RAD Conversion**”.

This means that KCHA is shifting our funding for your property from traditional public housing 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 your property:

Applies
to residents in
**Public
Housing** Units

Applies to
residents in
**Project-Based
Section 8** Units

Applies to
residents in **Non-
subsidized**
Units

- Will **not** include any major renovations to your property
- Will **not** transfer rental assistance from your apartment building to another apartment building
- Will **not** partner with a developer or any other entity
- Will **not** affect your eligibility for rental assistance
- **May** require you to temporarily move out of your unit for KCHA to complete required repairs.

We won't know if KCHA will need to make any repairs until we receive the final property inspection report

KCHA's plan for your building (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



Resident Protections and Relocation



Resident Rights under RAD

Applies
to residents in
**Public
Housing Units**

Applies to
residents in
**Project-Based
Section 8 Units**

- **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

Applies
to residents in
**Public
Housing Units**

Applies to
residents in
**Project-Based
Section 8 Units**

- **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



Slide **updated** 6/23/2026 at 2:30 PM to correct an error. The rights in this slide only apply to residents living in a public housing unit or legacy non-RAD project-based Section 8 unit at the time of conversion.

Applies to residents in
Public Housing Units

Applies to residents in
Project-Based Section 8 Units

- If 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 public housing or project-based Section 8 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

Relocation – URA

If relocation is needed, **ALL residents** may be eligible for protections under the Uniform Relocation Act (URA).

Key protections include:

- Temporary relocation will not extend beyond one year.
- Suitable housing will be made available to you during temporary relocation.
- You will be reimbursed for reasonable out-of-pocket expenses, including moving costs and any increase in housing costs, if eligible.
- During temporary relocation, you will continue to pay your rent and comply with your lease terms.
- If temporary relocation extends beyond one year, you may be eligible for permanent relocation assistance as a displaced person under the URA, in addition to any prior temporary relocation assistance.



What you need to know about RAD



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

Applies
to residents in
**Public
Housing Units**

- 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 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

Applies
to residents in
**Public
Housing Units**



We are
here

RAD Conversion Timeline

KCHA plans to complete the conversion by **November 2027**, 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 **September 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 - June & July 2026**
- ☐ 3. Board Resolution - **September 2026**
- ☐ 4. Submit Application to HUD - **September 2026**
- ☐ 5. HUD Initial Approval (CHAP Award) ~ **December 2026**
- ☐ 6. **Resident Meetings ~ January 2027**
- ☐ 7. Financing Plan
- ☐ 8. HUD Approval (RAD Conversion Commitment)
- ☐ 9. **Resident Meeting**
- ☐ 10. Sign New Lease
- ☐ 11. RAD Conversion (Closing) ~ **November 2027**
- ☐ 12. Begin non-critical repairs (if applicable)
- ☐ 13. Choice Mobility ~ **November 2028**

We are very early in the RAD conversion process

Our plan is to convert to RAD Project-Based Vouchers before the end of **2027**, 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 subsidized housing residents
- Keeping our properties 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

