

Briarwood – RAD Conversion Update

Rental Assistance Demonstration

September 18, 2025

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King County Housing Authority*





RAD Overview



What is **RAD**?

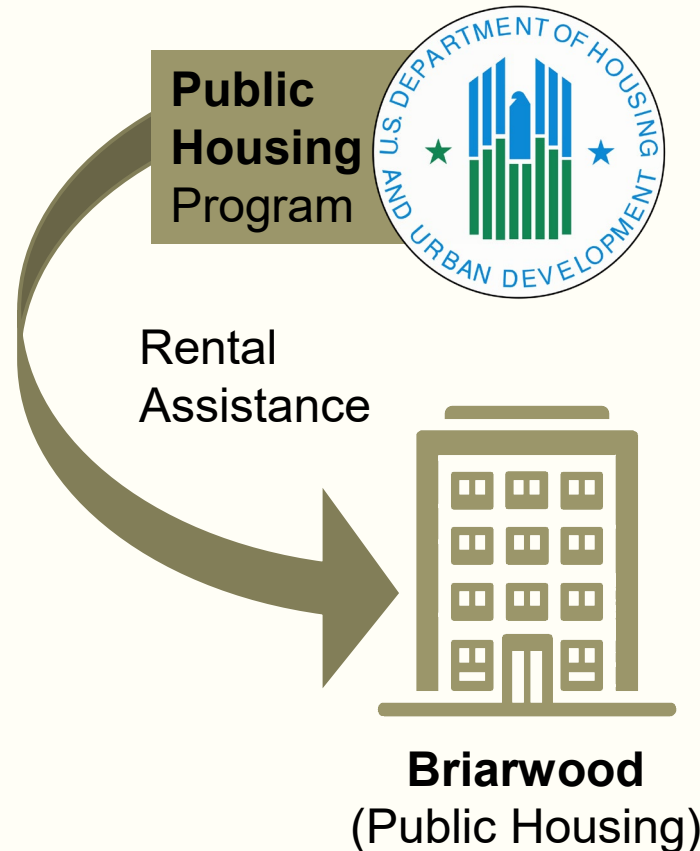


Rental **Assistance Demonstration (RAD)**

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.

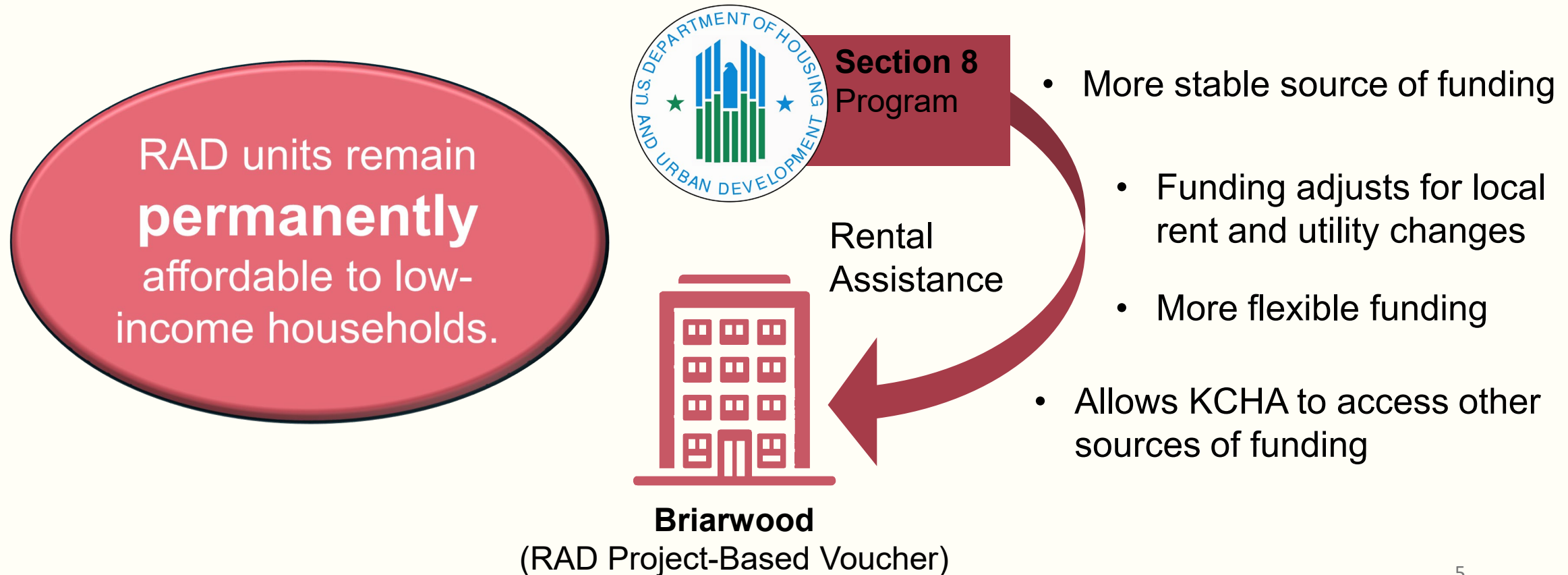
How does **RAD** work?

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



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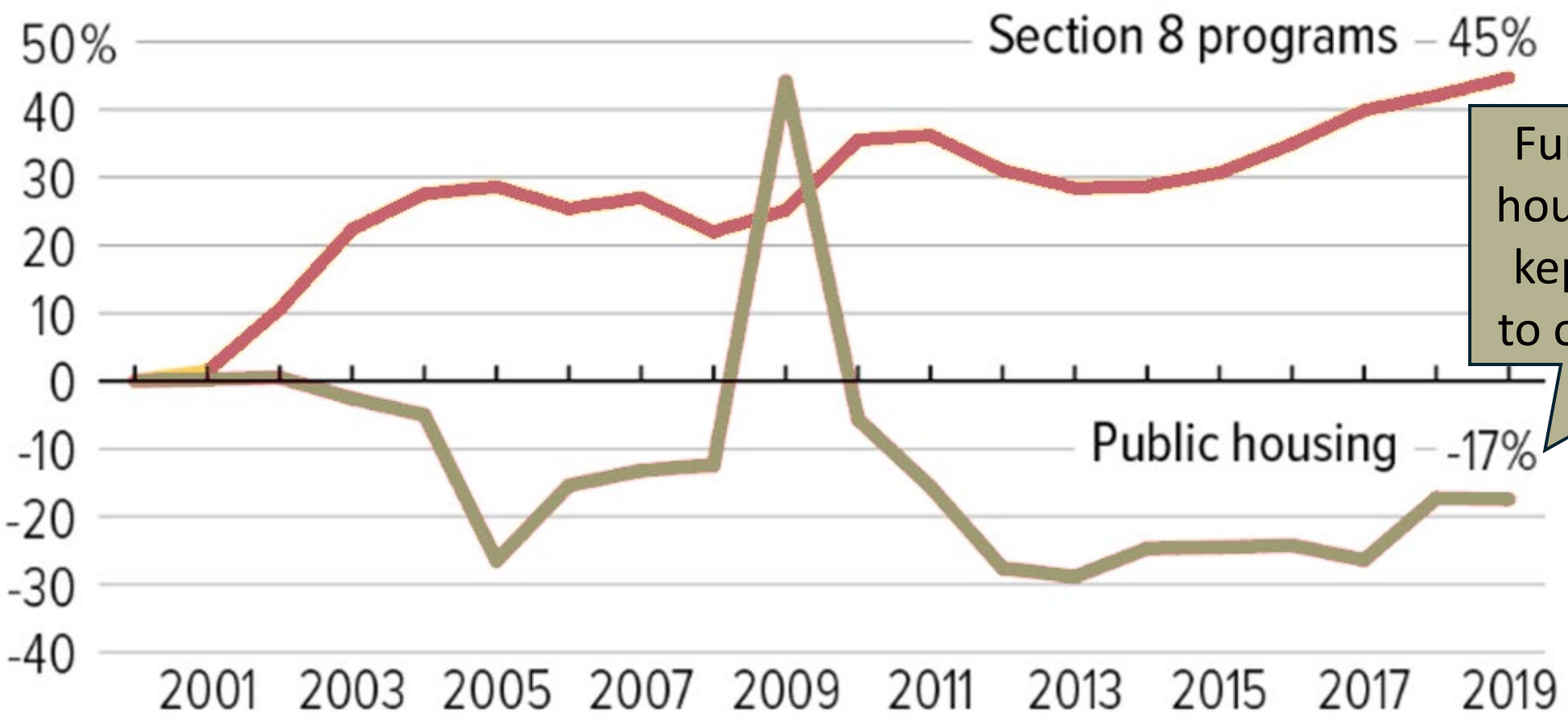


Why convert to the Section 8 Program?



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.

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.





KCHA's Plan For Briarwood



KCHA's plan for Briarwood

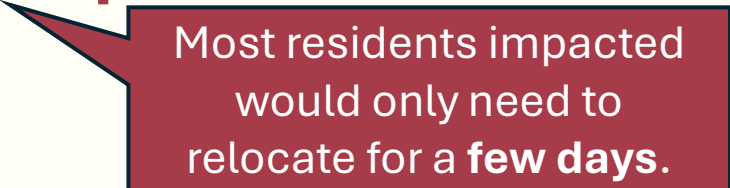
Our plan for your apartment building is a “**straight conversion**” also referred to as a “**subsidy only conversion**”.

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 for Briarwood (continued)

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** partner with a developer or any other entity
- Will **not** affect your eligibility for rental assistance
- **May** require you to **temporarily relocate** for KCHA to make required **safety repairs** or accessibility improvements to your unit.



Most residents impacted
would only need to
relocate for a **few days**.

KCHA's plan for Briarwood (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



Briarwood RAD Conversion Process & Timeline



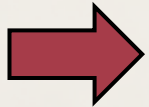
RAD Conversion Process



RAD Conversion

We first met with you in **April**

- ☒ 1. **Resident Meetings - April 2025**
- ☒ 2. Board Resolution - **May 2025**
- ☒ 3. Submit Application to HUD - **June 2025**
- ☒ 4. HUD Initial Approval (CHAP Award) - **August 2025**
- ☒ 5. Property Inspection (identify repair needs) - **August 2025**



- ☐ 6. **Resident Meetings - September 2025**

This is where we are
NOW

- ☐ 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)

RAD Conversion – Next Steps

- ☒ 1. **Resident Meetings** - *April 2025*
- ☒ 2. Board Resolution - *May 2025*
- ☒ 3. Submit Application to HUD - *June 2025*
- ☒ 4. HUD Initial Approval (CHAP Award) - *August 2025*
- ☒ 5. Property Inspection (identify repair needs) - *August 2025*
- ☒ 6. **Resident Meetings** - *September 2025*
- ☐ 7. Begin Critical Repairs ~ **September 2025**
- ☐ 8. **Resident Meetings** ~ **January 2026**
- ☐ 9. Financing Plan ~ **January 2026**
- ☐ 10. HUD Approval (RAD Conversion Commitment) ~ **April 2026**
- ☐ 11. **Resident Meetings** ~ **June 2026**
- ☐ 12. Sign New Lease ~ **June 2026**
- ☐ 13. RAD Conversion (Closing) ~ **July 2026**

Future dates are **estimated** and likely to change.



What's Next?

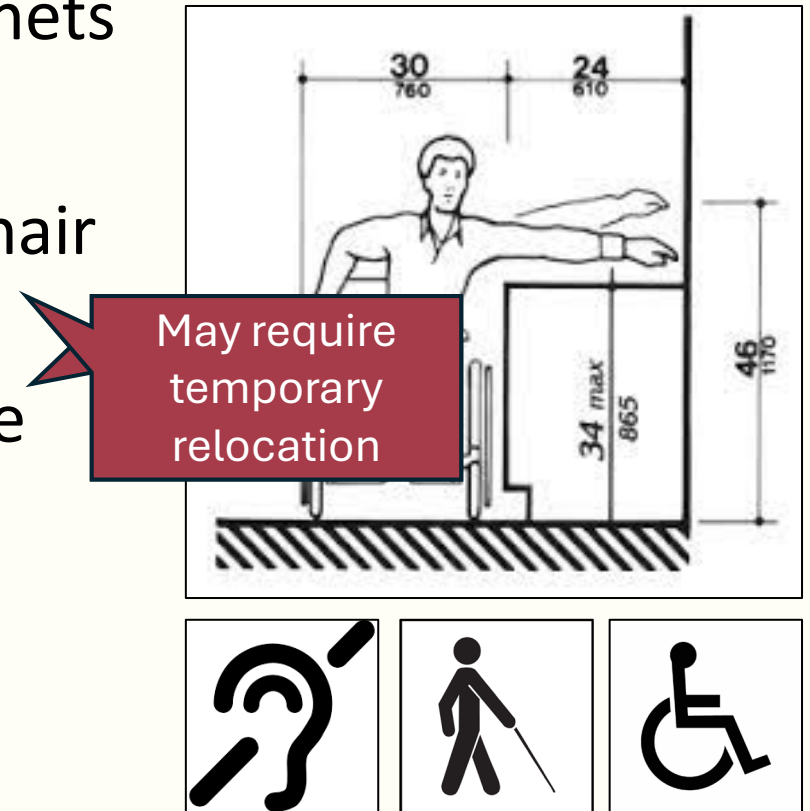


Repairs

- Accessibility
- Life & Safety
- End of Estimated Useful Life (EUL)

Accessibility Repairs/Improvements

- Lower community room kitchen sink and cabinets
- Lower laundry room counter surfaces
- Modify two more units to make them wheelchair accessible
- Modifications to existing wheelchair accessible units
- Modifications to accessible parking
- Modifications to walkways and ramps



Life Safety Repairs/Improvements

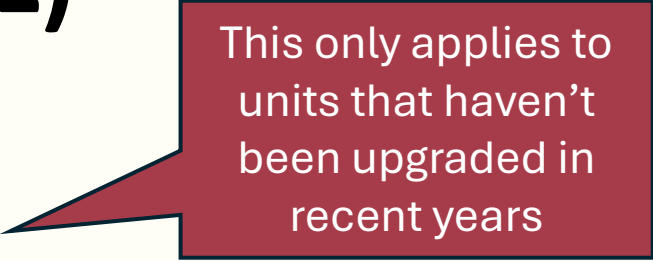
May require temporary relocation for just a **few days**

- Electrical - Aluminum wiring contact with copper
- Seismic straps on water heaters



End of Estimated Useful Life (EUL)

- Replace some of the older bathroom vanities
- Replace some of the older kitchen counters and countertops



This only applies to units that haven't been upgraded in recent years



Relocation



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 will be permanently, involuntarily displaced**

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

