

Frequently Asked Questions about RAD

*The below answers reflect the RAD program requirements and KCHA's plans for **Casa Juanita, College Place, Forest Glen, Northlake House, and Westminster Manor**, at the time these answers were published. Program rules, timelines, and KCHA's plans may change, and this information will be updated as needed.*

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?

Yes. You will not lose your housing or rental assistance because of RAD. Residents in good standing with their public housing lease can continue living in their home after the conversion. If a RAD

conversion includes repairs or renovations that are too disruptive for you to safely remain in your unit, you will need to **temporarily** relocate, and you can return once the repairs are done.

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. Most of KCHA's RAD conversions will not require residents to temporarily relocate.

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.

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. After that 12-month period, you can request a Housing Choice Voucher (HCV) that can be used to rent in the private market anywhere in the United States that accepts Tenant-based Housing Choice Vouchers.

When you request a Housing Choice Voucher, you may not get it immediately, but you will be at 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 management 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 the properties?

Yes.

When will the RAD conversion happen?

First HUD must 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 **June 2027**. 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 and hold at least two meetings with residents. 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 meet again with all residents of the property before HUD approves the final RAD conversion to keep you informed and let you comment on the plans for your property.

More Information

- If you have questions about the changes, contact your property management office.
- We will provide you with more information about RAD and future meetings in the coming months.