

# Frequently Asked Questions about RAD

## *Third Application Group*

This FAQ only applies to the following King County Housing Authority (KCHA) properties that are currently being considered for RAD conversion:

**Casa Juanita • College Place • Forest Glen • Northlake House • Westminster Manor**

The answers in this FAQ reflect RAD program requirements and KCHA's plans as of **April 29, 2026**. Program rules, timelines, approvals, property plans and relocation requirements, if any, are subject to change based on HUD review, funding, capital needs and other factors.

*The most recent version of this FAQ will be available in your property management office and on KCHA's RAD webpage: <https://www.kcha.org/residents/radp/third>.*

## **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?

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.

Before a building is accepted into the RAD program, it must be inspected by a HUD-certified building inspector. If the inspector finds anything that needs to be fixed which requires you to **temporarily** move out of your unit, we will let you know in advance, and you will have the right to return once the repairs are finished. KCHA will pay for any relocation costs, as well as for your temporary housing.

## 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.

## 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. If your income increases, your rent may increase; if your income decreases, your rent may decrease.

Households where one or more members are **not** eligible for public housing rental assistance are already paying a higher amount in rent. These households may see their rent increase under RAD.

If you have any questions about a household member's eligibility for rental assistance, contact your property manager.

## 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.

RAD gives you the new right of Choice Mobility: If you want to move to a unit in the private market after living in a RAD unit for 12 months, you have the choice to request a Tenant-Based Voucher.

You may also be able to move to a different KCHA-owned public housing or project-based housing property under KCHA's existing Transfer policy. RAD will not change KCHA's Transfer policy.

## **What is a Tenant-Based Voucher?**

A Tenant-Based Voucher is another form of rental assistance that can be used to rent a unit in the private market anywhere in the United States that accepts Tenant-Based Housing Choice Vouchers.

With a Tenant-Based Voucher, you pay your landlord a percentage of your income—typically between 30% to 40%—and the Public Housing Authority will pay the remainder of your rent directly to the landlord in a Housing Assistance Payment (HAP).

When you request a Tenant-Based Voucher from KCHA, you may not get it immediately, but you will be near 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 KCHA staff 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 my building?**

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 **September 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 before applying for RAD. 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.