

RAD Webinar



Interpretation and translated live captions are available for today's RAD Webinar.

오늘 웨비나에는 실시간 통역이 제공됩니다. 모바일 기기를 사용하시는 경우 Zoom 앱을 다운로드하여 이용하세요. 화면 하단의 'Interpretation' 아이콘을 탭하고 원하는 언어를 선택하세요.

Today's webinar has five language interpreters (Chinese, Vietnamese, Korean, Russian, and Persian). Tap the 'Interpretation' icon at the bottom of your screen and choose your language.

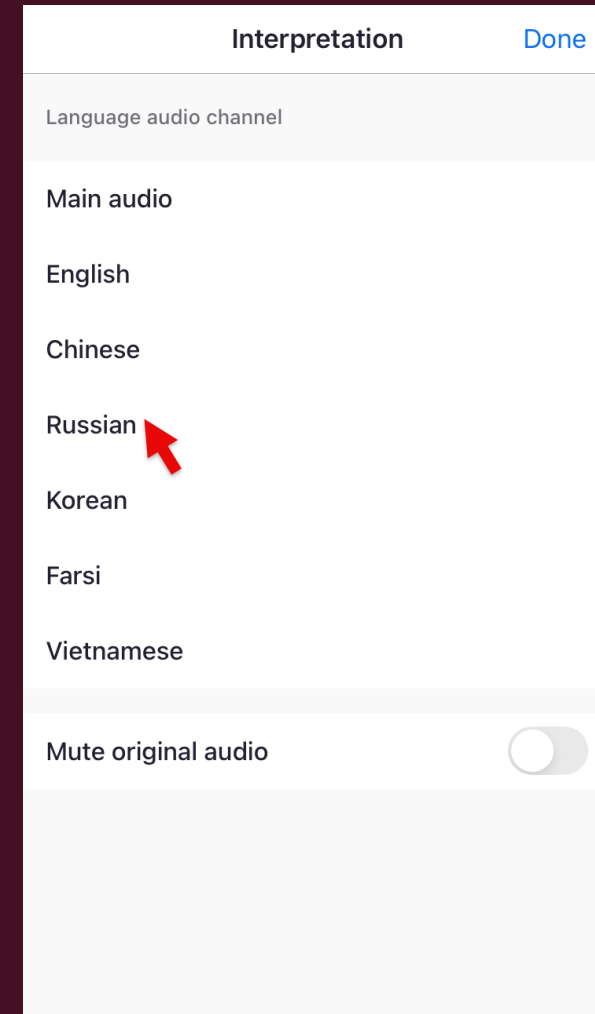
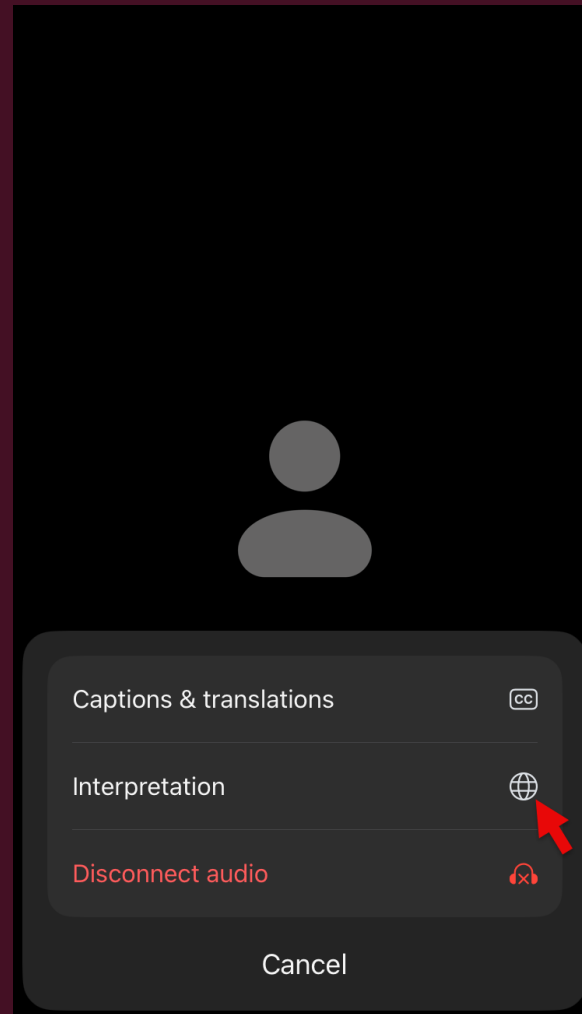
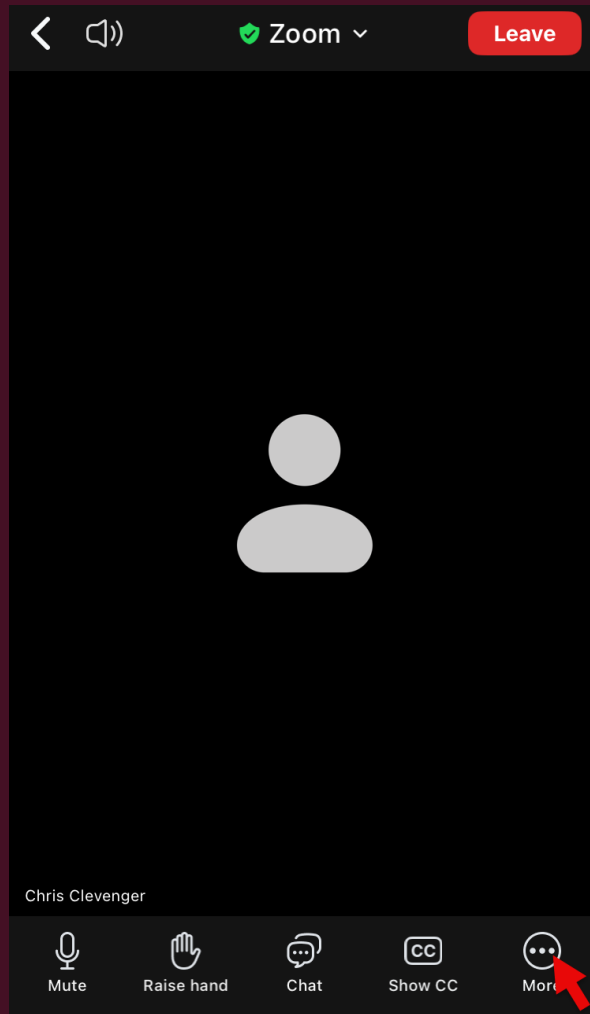
Сегодняшний вебинар будет с живым переводом. Если вы используете мобильное устройство, загрузите приложение Zoom, чтобы получить к нему доступ. Нажмите на значок «Interpretation» в нижней части экрана и выберите язык.

وبینار امروز ترجمه شفاهی زنده اگر از دستگاه تلفن همراه دارید استفاده می‌کنید، برای دسترسی به آن را دانلود کنید Zoom آن، برنامه در 'Interpretation' روی نماد پایین صفحه خود ضربه بزنید و زبان خود را انتخاب کنید.

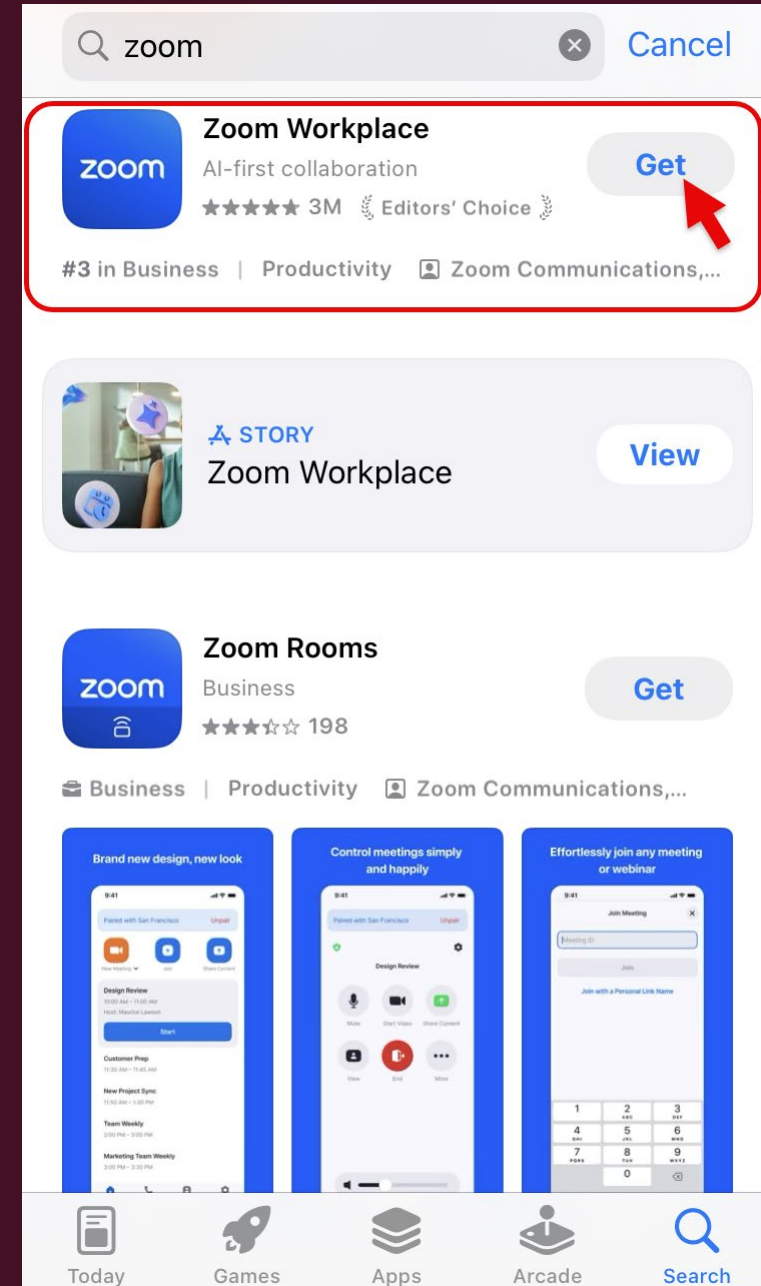
Hội thảo trực tuyến hôm nay có phiên dịch trực tiếp. Nếu bạn đang sử dụng thiết bị di động, hãy tải xuống ứng dụng Zoom để truy cập. Chạm vào biểu tượng 'Interpretation' ở cuối màn hình và chọn ngôn ngữ của bạn.



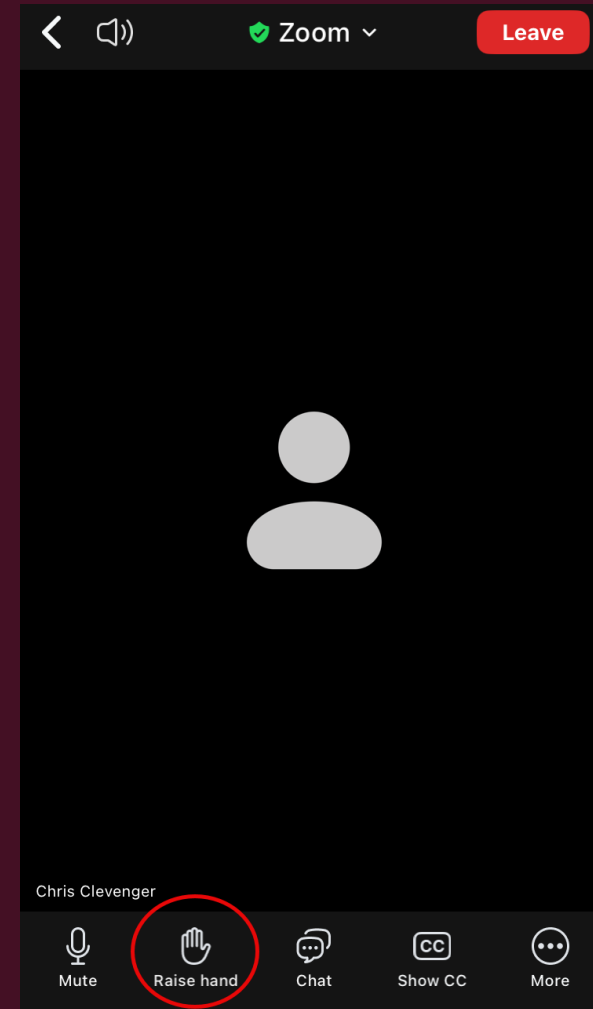
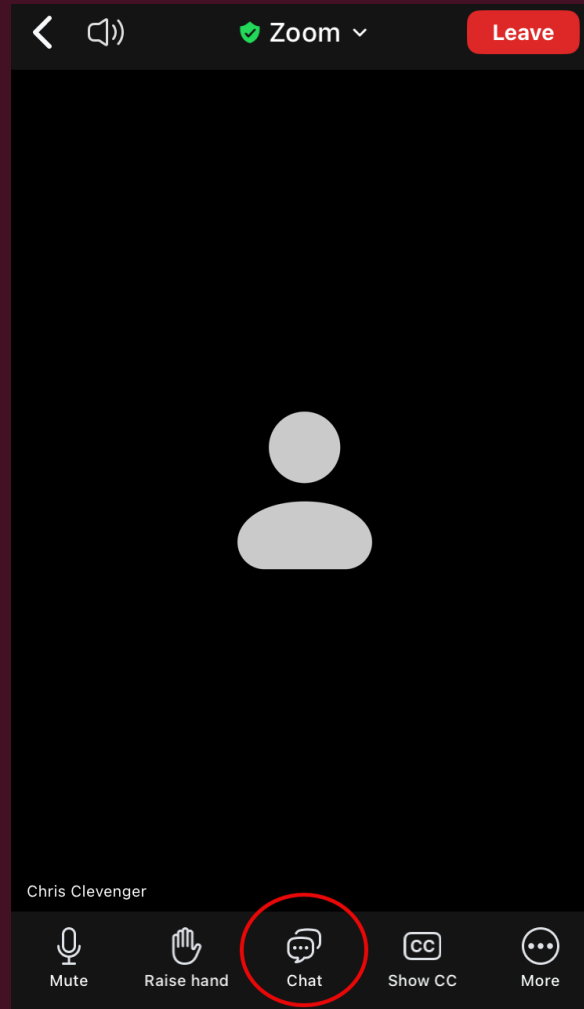
Language interpretation and translation available



To access language channels from a mobile phone, you will need to download the **Zoom Workplace App**.



You can ask question and provide comments through the **Chat**, or you can **raise your hand**, and we can unmute you.



RAD Conversion Update

Rental Assistance Demonstration

October 28th, 2025

*Presented by:
Chris Clevenger, Housing Initiatives Officer
King County Housing Authority*





RAD Overview



What is **RAD**?

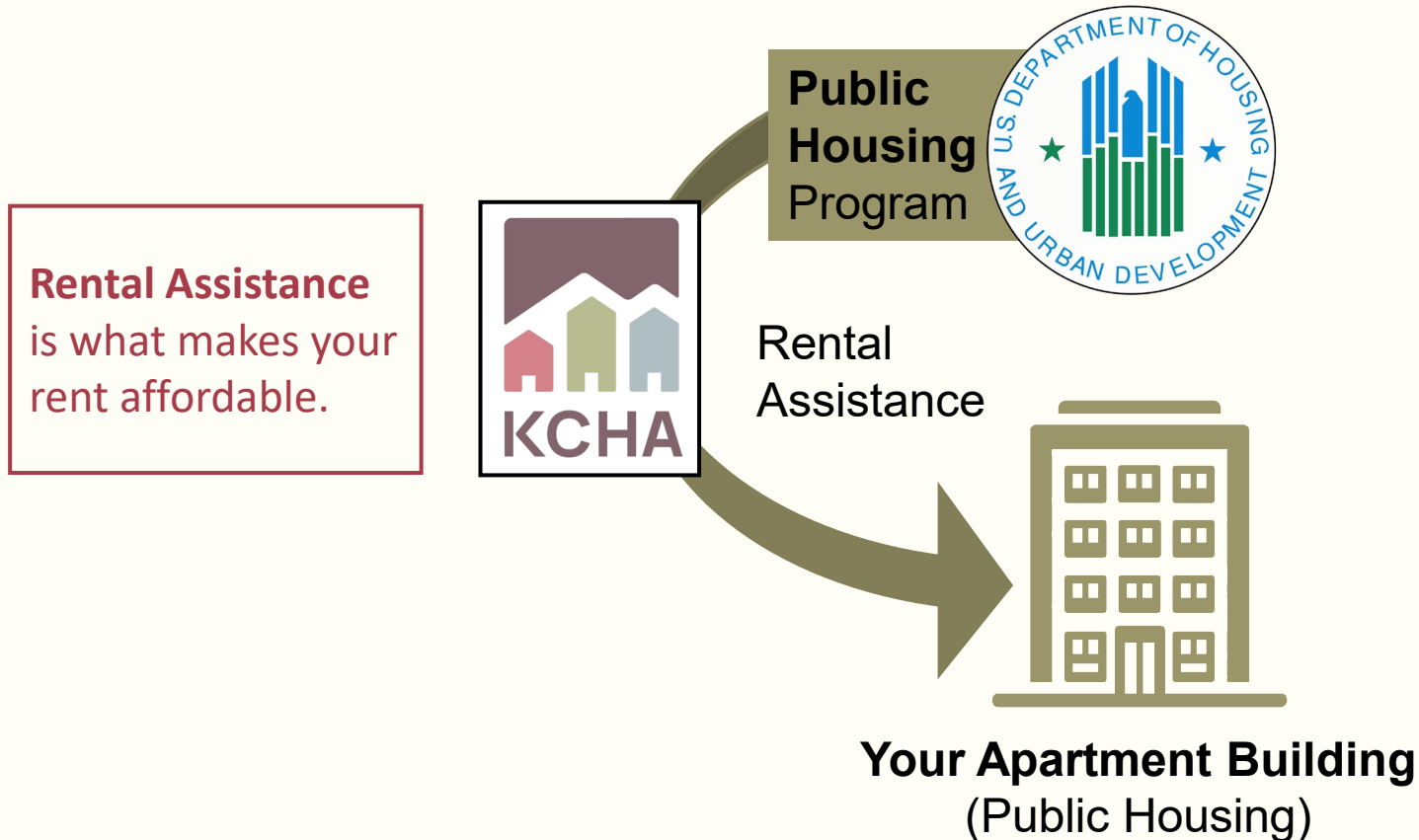
Rental **Assistance Demonstration (RAD)**

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?

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

RAD units remain **permanently** affordable to low-income households.



Section 8
Program

Rental
Assistance



- More stable source of funding
- Funding adjusts for local rent and utility changes
- More flexible funding
- Allows KCHA to access other sources of funding



Your Apartment Building
(RAD Project-Based Voucher)

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.



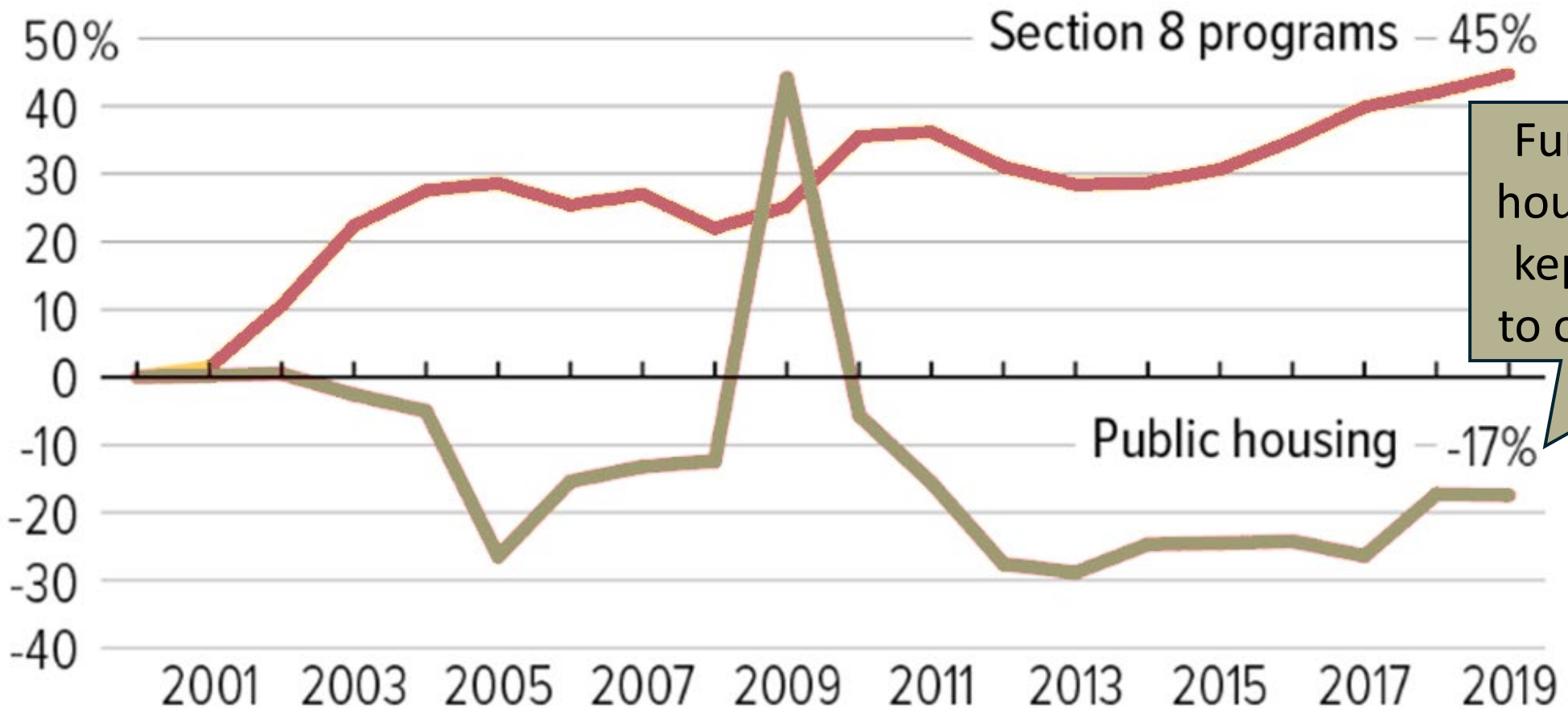


Why convert to the Section 8 program?



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.



KCHA's Plan For Your Apartment Building



KCHA's plan for your apartment building

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 your apartment building (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 **repairs** or accessibility improvements to your unit.

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

KCHA's plan (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



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/September 2025
5. Property Inspection (identify repair needs) - August/September 2025
-  6. Resident Meetings - October 2025
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)

This is where we are
NOW

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 - *October 2025*
7. Begin Critical Repairs ~ ***October 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.

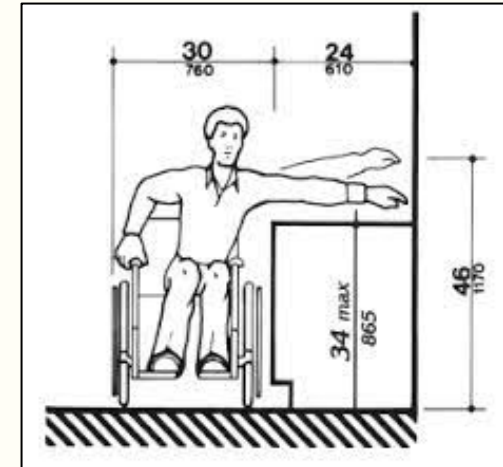


Repairs and Improvements



Brittany Park

- Modifications to accessible parking
- Modifications to walkways, ramps, and stairs to meet accessibility standards
- Modifications to the public restrooms to make them wheelchair accessible
- Lower community room kitchen sink and cabinets
- Switch out community room kitchen appliances to meet accessibility standards
- Modifications to existing wheelchair accessible units including bathroom, kitchen, and kitchen appliances
- Some units will need the electrical panel replaced for improved protection and reliability
- Replace community room glass exterior doors
- Replace some areas of siding on the outside of the building
- Replace older kitchen cabinets and countertops in some units
- Replace older bathroom vanities in some units



May require temporary relocation

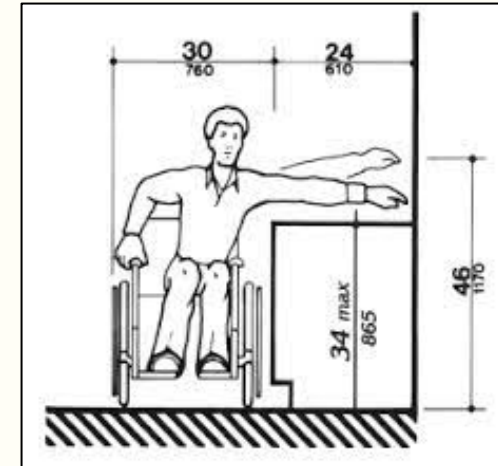


Briarwood

- 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
- Electrical - Aluminum wiring contact with copper
- Seismic straps on water heaters
- Replace some of the older bathroom vanities
- Replace some of the older kitchen counters and countertops

May require temporary relocation

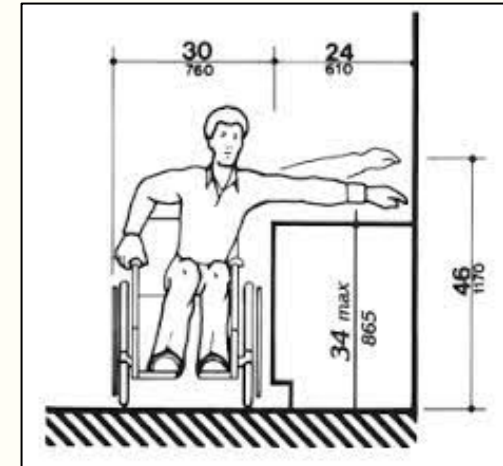
May require temporary relocation for just a few days



Lake House

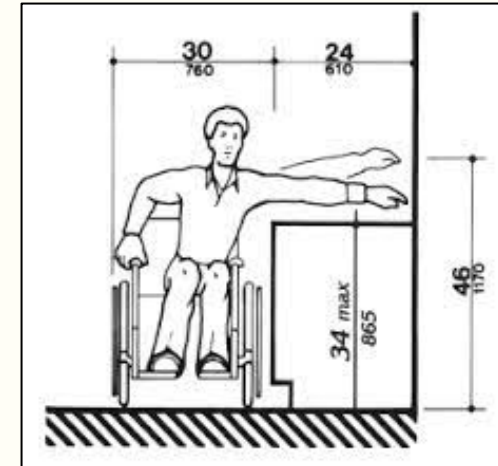
- Modifications to accessible parking
- Modifications to the public restrooms to make them wheelchair accessible
- Lower community room kitchen sink and cabinets
- Modify up to four more units to make them wheelchair accessible.
- Seismic straps on water heaters

May require temporary relocation



Munro Manor

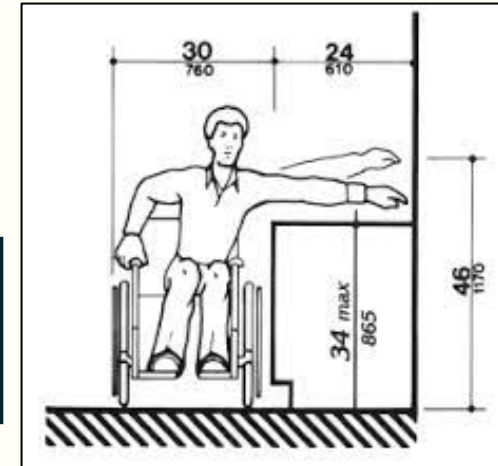
- Modifications to accessible parking
- Modifications to walkways and staircases
- Modifications to common areas such as laundry, community room kitchen and restroom to improve accessibility (doors, sinks, countertops, mirrors, grab bars, floor space)
- Minor modifications to existing wheelchair accessible units
- Seismic straps on water heaters



Riverton Terrace II

- Modifications to common area restrooms to make them more wheelchair accessible
- Lower community room kitchen sink and cabinets
- Modifications to one unit to make it wheelchair accessible
- Modifications to existing wheelchair accessible unit
- Replacement of galvanized water supply lines is recommended

May require temporary relocation



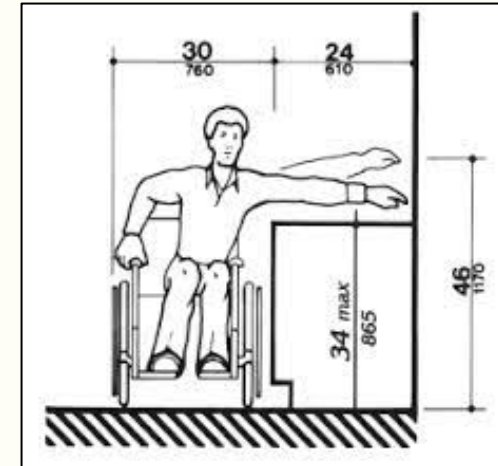
May require temporary relocation



Yardley Arms

- Modifications to accessible parking
- Modifications to common areas such as laundry and public restroom to make compliant with accessibility standards (doors, sinks, mirrors, grab bars, floor space)
- 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
- Modification of the concrete sidewalk on the rear of the building
- Ensure all electrical boxes have cover plates
- Replacement of GFCI outlets as needed
- Seal coating and restriping of the parking lots
- Repair/replace the chain link fencing around the property
- Repair the common area kitchen sink
- Replace some ceiling tiles in the hallways

May require temporary relocation





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

