

RAD Webinar



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

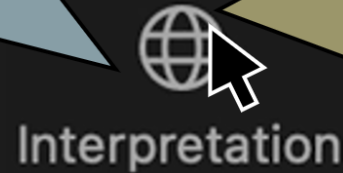
오늘 웨비나에는 실시간 통역이 제공됩니다. 모바일 기기를 사용하시는 경우 Zoom 앱을 다운로드하여 이용하세요. 화면 하단의 'Interpretation' 아이콘을 탭하고 원하는 언어를 선택하세요.

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.

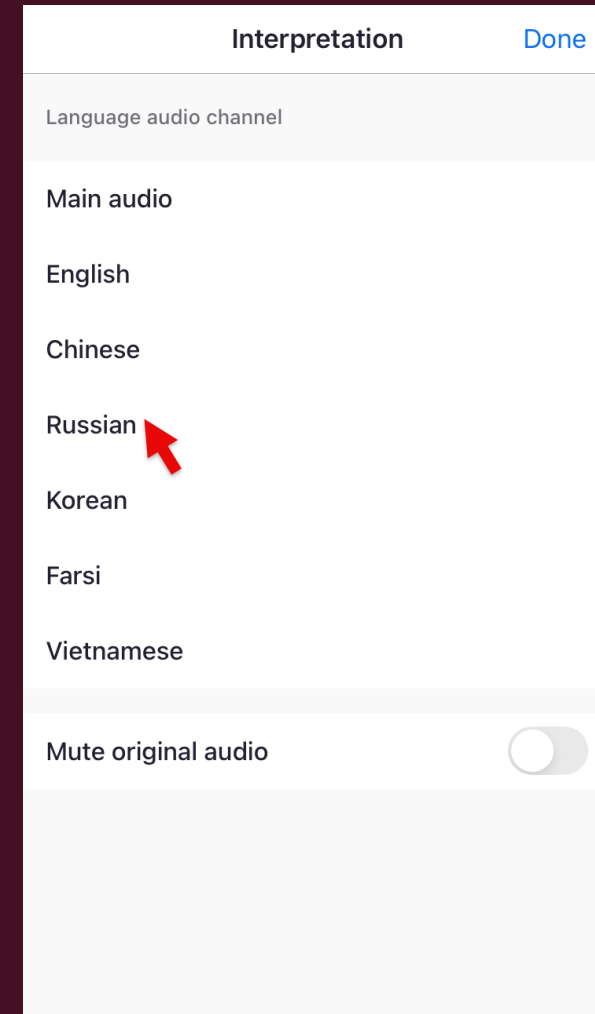
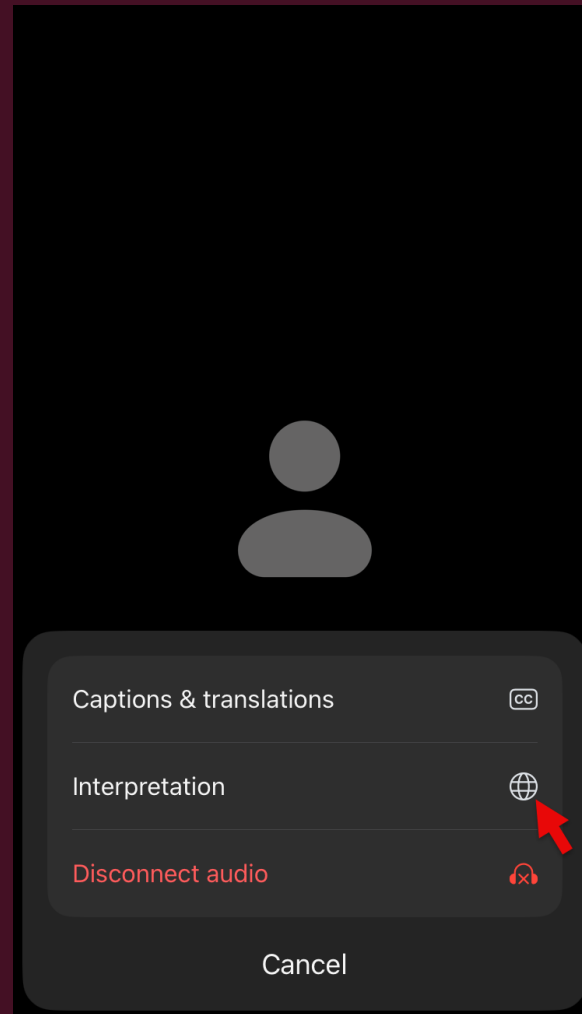
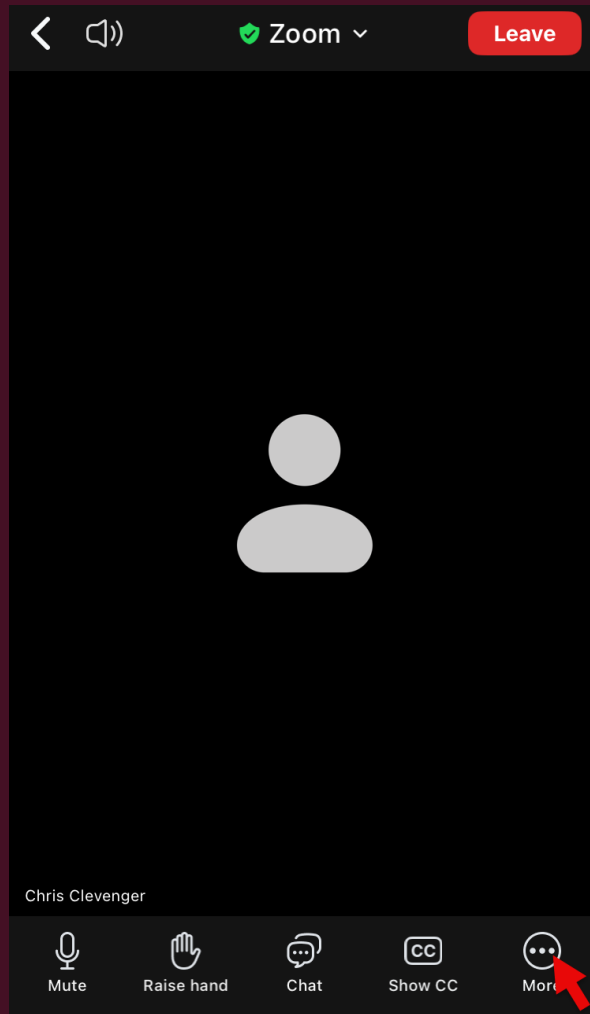
Сегодняшний вебинар будет с живым переводом. Если вы используете мобильное устройство, загрузите приложение Zoom, чтобы получить к нему доступ. Нажмите на значок «Interpretation» в нижней части экрана и выберите язык.

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.

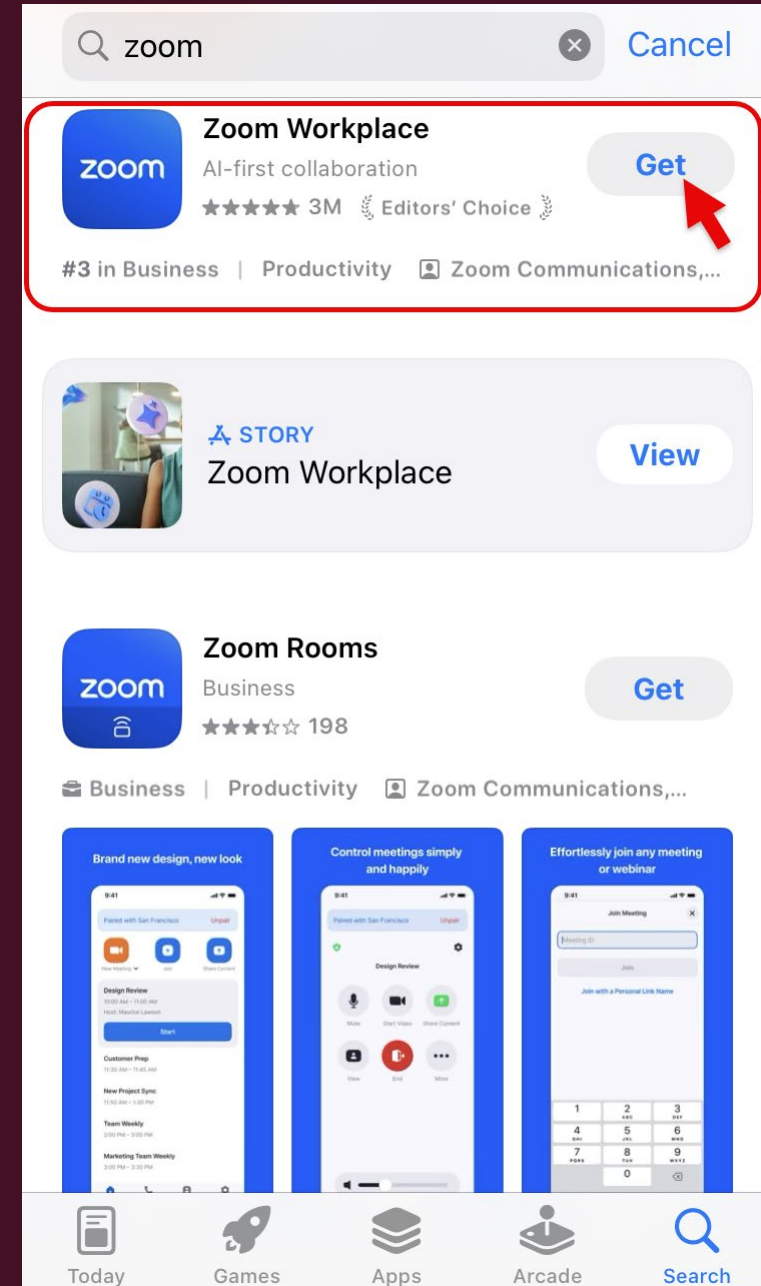
Hội thảo trực tuyến hôm nay có phiên dịch trực tiếp. Nếu bạn đang sử dụng thiết bị di động, hãy tải xuống ứng dụng Zoom để truy cập. Chạm vào biểu tượng 'Interpretation' ở cuối màn hình và chọn ngôn ngữ của bạn.



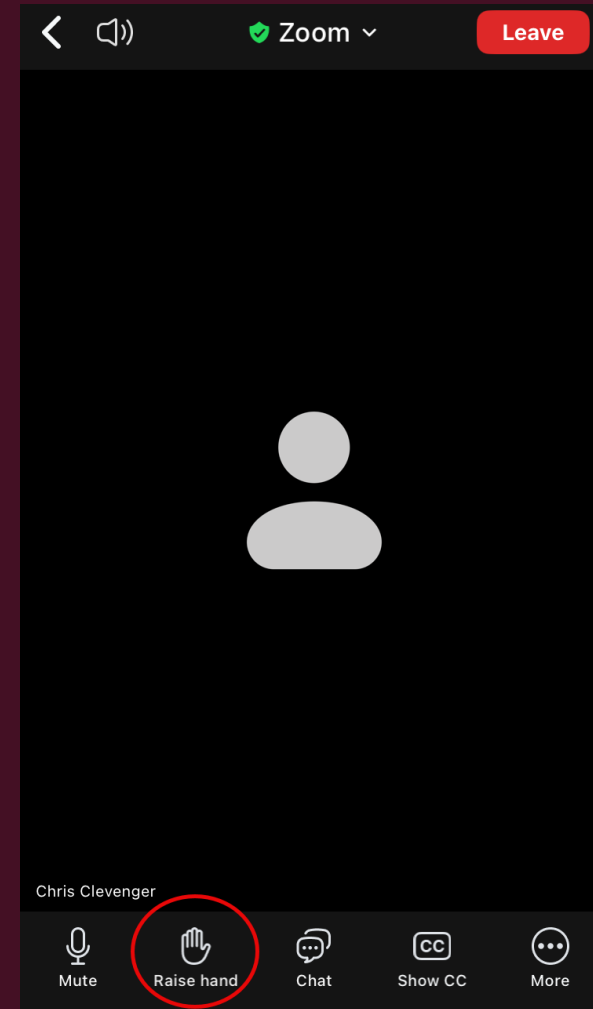
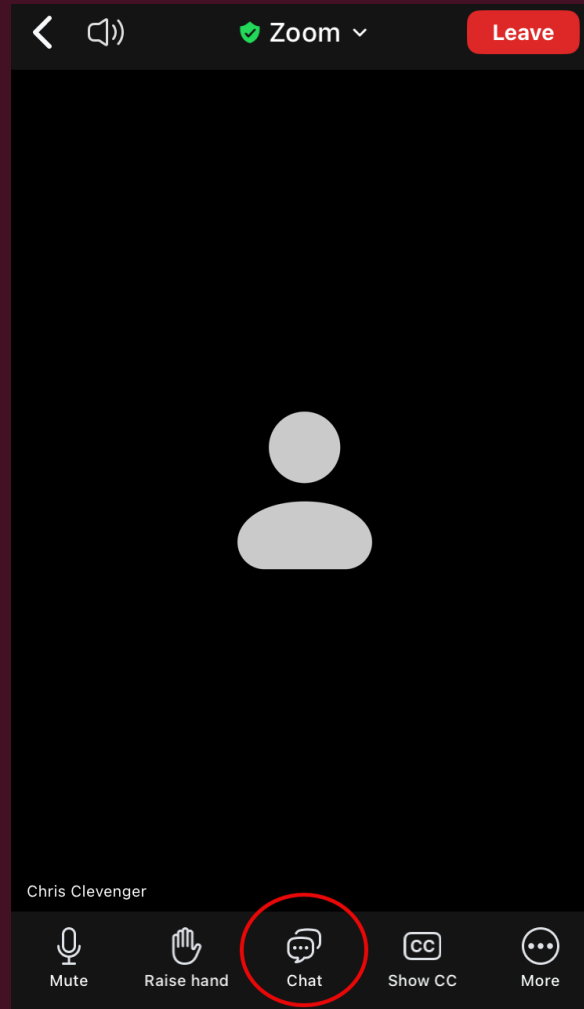
Language interpretation and translation available



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.



An introduction to RAD
**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**)

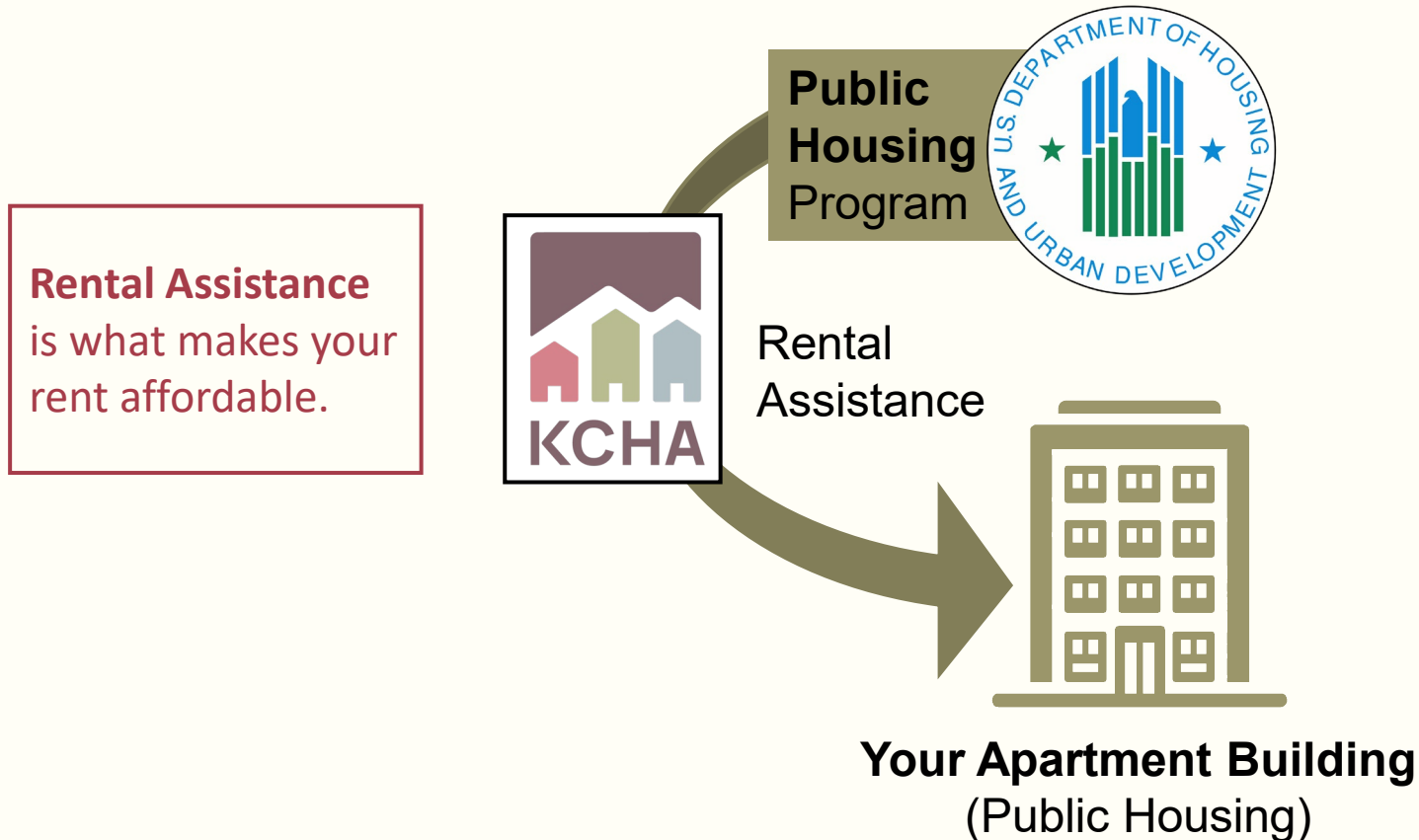
A program created by the U.S. Department of **Housing and Urban Development** (HUD) that gives public housing authorities new flexibility to preserve and improve public housing properties like yours.



RAD is designed to provide **stability** and **security** for residents, ensuring they have access to safe and affordable housing.

How does **RAD** work?

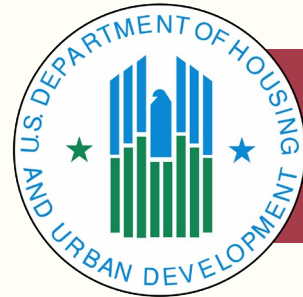
RAD changes the **source** of rental assistance from **public housing** to **Section 8** project-based vouchers



How does **RAD** work?

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

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.



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

1,835 projects

251,685 housing units

571,390 residents

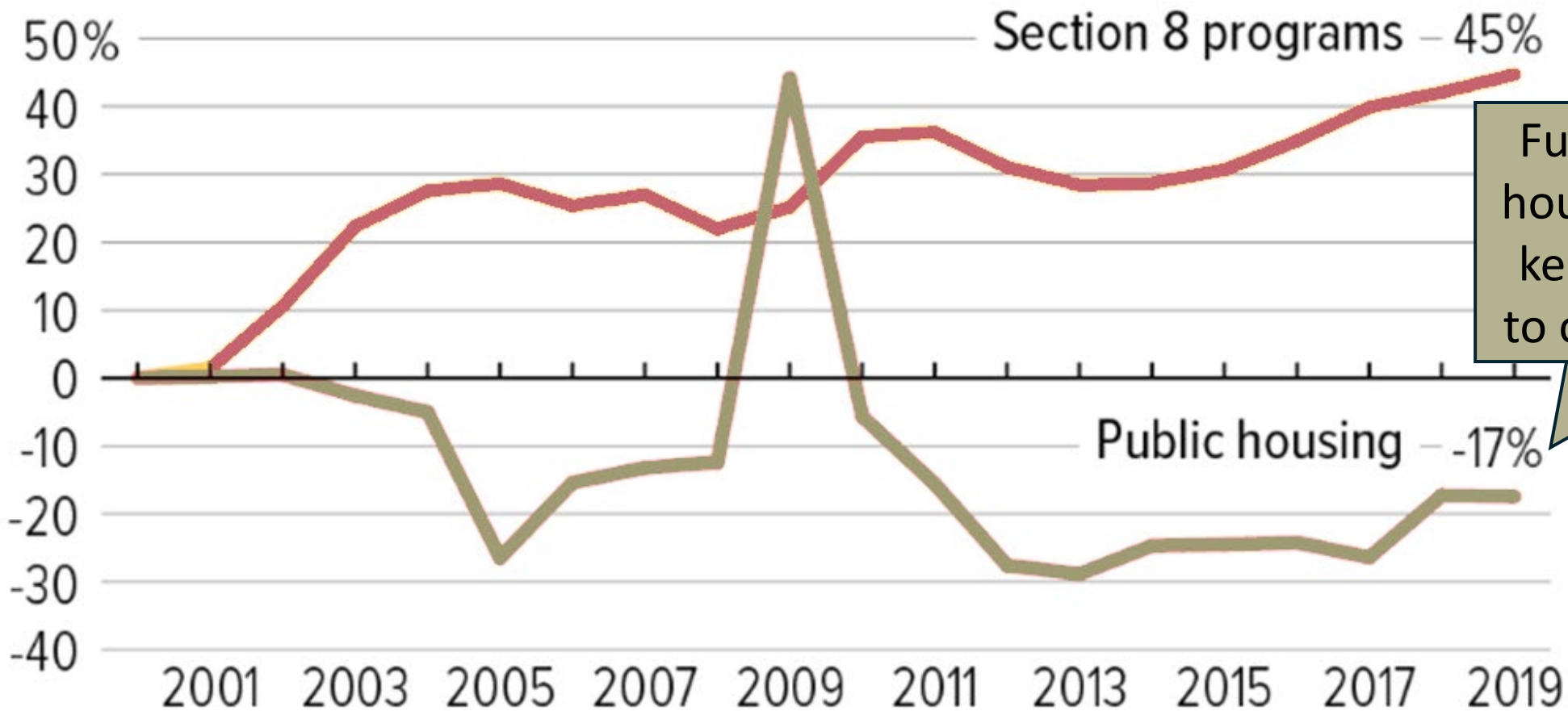


Why convert to the Section 8 program through RAD?



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



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



Applying for **RAD**

KCHA must apply to participate in the RAD 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**.

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 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
- Will **not** require you to move

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



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 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.

Resident Rights under RAD

- **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 the property, again 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 (continued)

- **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.



Projected Timeline

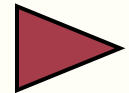


RAD Conversion Timeline

KCHA plans to complete the conversion by **December 2026**, 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 **November 2025**
- If HUD approves KCHA's application, we will have more resident meetings and we will provide a more detailed projected timeline.

RAD Conversion Process



1. Resident Meetings

2. Board Resolution
3. Submit Application to HUD
4. HUD Initial Approval (CHAP Award)
5. Property Inspection (assess the condition of the property)
6. Resident Meetings
7. Financing Plan
8. HUD Approval (RAD Conversion Commitment)
9. Resident Meetings
10. Sign New Lease
11. RAD Conversion (Closing)

We are very early in the process, and we will meet with residents throughout the RAD conversion process.



What RAD Means for KCHA



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 proposed changes, contact your property management office.
- Email comments about KCHA's plans for RAD at your property, to RAD@kcha.org

We will provide you more information about RAD and future meetings in the coming months.

Questions and Comments

