

Yardley Arms RAD Meeting, October 14, 2025

Following is a summary of the questions that were asked at the RAD Informational Meeting held at Yardley Arms on October 14, 2025. Repeat questions about the same topic have been condensed.

Before the Q&A at each meeting, KCHA staff provided an overview of the Rental Assistance Demonstration (RAD) program and related plans. The information in this Q&A summary is accurate as of the writing of this document, but should not be referred to as policy, which may change in the future.

Summary of resident questions and KCHA's responses

Q. Are all units [at Yardley Arms] going to be Section 8?

A. Yes, but they'll be project-based, so the voucher will stay with the unit.

Q. Can we take the voucher to live somewhere else?

A. You can request a tenant-based voucher after 12 months of living in a RAD unit.

Q. When does the 12 months start?

A. When the property converts to RAD and your new lease is effective.

Q. Will the rent stay the same?

A. Your rent will be calculated the same way it is now, based on adjusted household income

Q. Why does the Section 8 program get more money than public housing.

A. That's the way Congress funds it. A lot of the money in the Section 8 program goes to private developers, so there's more bipartisan support for the program than there is for public housing.

Q. What is the voucher amount?

A. The amount of the voucher will depend on the bedroom size, as well as where you're trying to rent. Our payment standards differ by ZIP code.

Q. Do we get credit for having lived here longer?

A. No, you still have to wait the 12 months before you can request a voucher.

Q. Do new windows count as a major renovation?

A. We have new windows in our ten-year plan, but they are not part of the RAD conversion plan.

Q. My carpet hasn't been replaced in 15 years. Can I get my carpet replaced through RAD?

A. If your flooring is in bad condition, talk to your property management team. We will not replace unit carpet as part of RAD conversion unless the Capital Needs Assessment identifies carpet replacement as a non-critical repair.

Q. Are the accessibility requirements based on current tenants?

A. They're federally mandated.

Q. I'm having trouble reaching my cabinets. Can they be lowered?

A. You can talk to your property management team and submit a Reasonable Accommodation Request.

Q. The spacers on the concrete are coming up. Will those be fixed?

A. If the Capital Needs Assessment identifies any life-safety or critical repairs, HUD will require KCHA to fix these repairs before RAD conversion, but we will also continue making needed repairs that weren't noted in the Capital Needs Assessment. If you notice anything that needs to be fixed please talk to your property management team to get that taken care of.

Q. Can we get a new smoking shelter?

A. Not as part of RAD conversion, but we have added smoking shelters to some of our properties. Please put in a request with your property management office and they will look into this request.

Q. There's no air circulating on the second floor. Can we address that?

A. Your property management maintenance team will look into this.

Q. It's too hot on the south side. Can that be addressed?

A. We're looking at the urban heat index to try to find ways to keep our properties cooler.

Q. Are refrigerators and stoves part of the renovation?

A. We replace them as needed. If any of your appliances or fixtures are not working or in need of replacement, put in a request with your property management office.

Q. Can you elaborate on relocation assistance?

A. KCHA will pay for you to stay at a hotel or give you direct monetary assistance to spend as you wish. We don't know if anyone at Yardley Arms will need to be temporarily relocated from their units related to RAD conversion, but if temporary relocation is required, we will provide you with at least 90-day advance notice and detailed information.

Q. What about our possessions [if we need to temporarily relocate]?

A. If we needed to empty your apartment, we would pay for movers to pack and move your possessions out of your apartment.

Q. When would any relocations happen?

A. We're aiming to convert to RAD by December 2026, so it would happen either before then, or within the first 12 months after conversion, it would depend on if HUD determines the repairs are critical or non-critical.

Q. What happens if the RAD plan falls through?

A. We aren't committed to it. If it turns out not to be a good fit, we can drop any time before the RAD Conversion Commitment, around September 2026.

Q. Will we get a rent increase if we don't convert to RAD?

A. Your rent will continue to be based on adjusted household income regardless of if Yardley Arms converts to RAD or stays public housing.

Q. Is all of KCHA's housing converting to project-based Section 8?

A. That is our eventual plan, yes.

Q. Will the washers and dryers be included in the RAD conversion?

A. No, they are not part of the RAD conversion. We do not own the washers and dryers: we rent them from a company that supplies and maintains them.

Comments

None.