



**RENO HOUSING AUTHORITY**

**RENTAL  
ASSISTANCE  
DEMONSTRATION  
(RAD)**

**RESIDENT MEETING**

PHAs don't receive enough federal funding to continue to maintain, repair or replace public housing properties. HUD recognized the need to provide options to PHAs to address the funding shortfall.

- A tool developed by the Department of Housing and Urban Development (HUD) to address public housing funding shortfalls.
- Allows Public Housing Authorities (PHA) to “convert” their public housing subsidy to a Section 8 subsidy that is tied to the property.



# What is RAD?

Rental Assistance  
Demonstration Program

- RAD provides access to additional sources of funding to help maintain, repair or replace public housing properties.
- Public housing properties are able to remain federally subsidized, but through a more stable funding source.
- RAD allows PHAs to leverage debt and equity to reinvest in the public housing stock.



# Why was RAD Created?

To help Public Housing Authorities maintain, repair and replace public housing properties.

# WHAT IS A RAD CONVERSION?

A RAD conversion is the process of changing how the rent subsidy is delivered to a property from the public housing program to a project based Section 8 program

# THE RAD CONVERSION PROCESS

## THE RAD CONVERSION PROCESS



1

RAD  
Application  
& Resident  
Engagement



2

Commitment to  
Enter into a Housing  
Assistance Payment  
Contract (CHAP)



3

Concept Call



4

Financing Plan



5

HUD Approval:  
RAD Conversion  
Commitment



6

RAD Closing



7

Construction  
or Repairs



We are here

# HOW WILL RAD IMPACT RESIDENTS?

We will answer ALL of your  
questions.

**YOU** are our first priority!





# THE RAD PROCESS AND RESIDENT RIGHTS

# Resident Rights Under RAD Conversion



## Right to Return

Right to return after conversion to the complex.



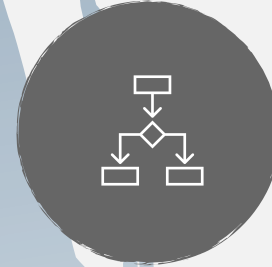
## No Rescreening

RHA will not rescreen for eligibility for the Section 8 program.



## Relocation Assistance

RHA will pay actual and reasonable relocation costs.



## Alternative Housing Options

RHA will assist you in locating an alternate housing unit during construction.



## Resident Self-Sufficiency Programs

Resident Councils and FSS continue after conversion.



**WILL I STILL HAVE  
RENTAL  
ASSISTANCE  
AFTER A RAD  
CONVERSION?**

**YES**

Each resident in good standing has a right to live in the property they currently live in after a RAD conversion.

**WILL I BE EVICTED  
OR LOSE MY  
HOUSING  
ASSISTANCE  
BECAUSE OF RAD?**

**NO**

Each resident in good standing will have a lease and retain the same tenant rights they currently have.

**WILL I HAVE TO  
MOVE?**

**MAYBE**

It depends on the construction that will occur at your property. If you must temporarily move, relocation assistance will be provided, and relocation costs will be covered by RHA.

**IF I HAVE TO  
TEMPORARILY  
MOVE, WHERE  
WILL I GO?**

**Relocation can take many forms.**

You may relocate within the same complex or you may be temporarily relocated off-site, to another RHA owned property, or you may be offered a voucher to relocate to a non-RHA owned property.

# HOW DOES RELOCATION WORK?

**RHA will provide relocation assistance and relocation costs will be covered.**

Well before RHA begins construction, you will meet with a relocation specialist to create a relocation plan specifically for you. All your relocation questions will be answered before your relocation plan is created *with* you.

**IF I HAVE TO  
TEMPORARILY  
MOVE, WILL I BE  
ABLE TO GO  
BACK TO MY  
CURRENT UNIT?**

## **MAYBE**

Although you have the right to return to your complex, RHA cannot promise that you will return to your current unit within the complex. RHA will ensure you return to a unit that meets RHA's occupancy standards.

**WHAT IF I AM  
CURRENTLY IN A  
LARGER OR  
SMALLER UNIT  
THAN MY  
FAMILY  
QUALIFIES FOR?**

Upon return to your complex, RHA will attempt to move residents into units that match RHA's occupancy standards under the voucher program.

- Two household members per bedroom.
- No minor will be required by subsidy size to share a bedroom with an adult.

**IF MY COMPLEX IS  
NO LONGER  
ASSISTED  
THROUGH THE  
PUBLIC HOUSING  
PROGRAM, HOW  
CAN IT STAY  
AFFORDABLE?**

## **Project Based Vouchers**

After conversion, RHA will be placing RAD Project Based Vouchers (PBV) on each of the units in the complex.

A PBV is a voucher that is tied to the unit itself rather than a household.



# **DO NOT MOVE PRIOR TO MEETING WITH A RELOCATION SPECIALIST AND BEING PROVIDED WITH YOUR RELOCATION PLAN**

**IF YOU MOVE PRIOR TO MEETING WITH A  
RELOCATION SPECIALIST, RHA WILL NOT BE ABLE TO  
ASSIST YOU WITH RELOCATION COSTS AND YOU WILL  
FORFEIT YOUR RENTAL ASSISTANCE AND RIGHT TO  
RETURN TO YOUR COMPLEX.**

# WILL RAD AFFECT MY RENT?

## NOT LIKELY

Most residents will not have rent increases because of RAD.

You will continue to pay 30% of your income toward your rent and utilities.

**WILL MY  
ELIGIBILITY FOR  
HOUSING  
ASSISTANCE BE  
REDETERMINED  
AFTER A RAD  
CONVERSION?**

**NO**

You have the right to return to your complex without being re-screened for eligibility. This includes income and criminal background screening.

**WHO WILL OWN  
MANAGE, AND  
MAINTAIN MY  
COMPLEX AFTER  
A RAD  
CONVERSION?**

# RHA

RHA will continue to own, manage and maintain your complex after RAD conversion. RHA will continue to employ managers and maintenance staff just like we currently do.

**WHAT IF I HAVE A  
REASONABLE  
ACCOMMODATION  
THAT HAS MADE  
MY UNIT  
ACCESSIBLE FOR  
ME?**

The conversion at your site will include accessibility upgrades, but if you have a current reasonable accommodation that is specific to your disability, RHA will continue to honor that accommodation/modification.

**WHO WILL OWN,  
MANAGE AND  
MAINTAIN MY  
COMPLEX  
AFTER A RAD  
CONVERSION?**

## **RHA**

RHA will continue to own, manage and maintain your complex after RAD conversion. RHA will continue to employ managers and maintenance staff just like we currently do.

A RAD conversion provides all residents with **Choice Mobility**.

**Choice Mobility** provides the option of requesting a Housing Choice Voucher (HCV) tenant-based voucher after the completion of the initial 12-month PBV Lease.

If requested and if the RHA has them available, tenants may move to the top of the HCV waitlist to receive a tenant-based voucher. These vouchers allow you to lease a unit in the community or port to another jurisdiction (portability).



# CHOICE MOBILITY

# THINGS TO DO TO STAY INFORMED

01

Review  
Notices for  
information  
about the  
RAD process

02

Attend  
Resident  
Meetings

03

Ask questions

04

Request  
clarification or  
more  
information  
before signing  
documents

05

Indicate if you  
need  
additional  
assistance



**RHA KNOWS THE CONVERSION PROCESS  
CAN BE SCARY AND CONFUSING. WE WILL  
DO EVERYTHING IN OUR POWER TO ENSURE  
ALL YOUR QUESTIONS ARE ANSWERED  
BEFORE THE PROCESS STARTS.**

In addition to the frequently asked questions handout you will be given today, RHA will hold more resident meetings as the process continues to answer any questions you may have.

Rad update meetings will be scheduled as new information is available.

**YOUR HOUSING IS OUR HIGHEST PRIORITY**