

What is RAD?

RAD stands for the Rental Assistance Demonstration (RAD) and is a tool developed by the U.S. Department of Housing and Urban Development (HUD) to “convert” public housing subsidy into a Section 8 subsidy that is tied to the property.

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.

Why would a PHA do a RAD Conversion? Many PHAs don’t have enough money to keep public housing properties in good condition and make necessary repairs. RAD allows PHAs to access additional sources of funding to maintain, repair, or in some cases, replace public housing properties. After a RAD conversion, the federal government continues providing assistance through a section 8 contract and ensures the property remains affordable.

Will I keep my Rental Assistance? Under RAD, no resident can be displaced or pay an unaffordable rent. Residents will either remain in the property, be temporarily relocated as repairs are made, or given the right to return if repair timelines are longer. Residents can not be rescreened when the property comes under a Section 8 contract.

Will RAD affect my rent? Most residents do not have rent increases because of RAD. You will still pay about 30% of your income toward rent and utilities. As in public housing, your rent may increase or decrease as your income changes. If you are currently on a “flat rent”, your rent will be recalculated. If this leads to an increase, your new rent may be phased in over 3 to 5 years.

Will I have to move? It is anticipated that you will not have to move. Repairs contemplated for this property are minimal and should not result in you having to move. If repairs require you to be out of your units for a short period of time, the housing authority will arrange accommodations.

Will RAD affect my rights? RAD maintains the residents processes and rights under public housing, include those related to lease renewals, the right to organize, procedures for hearing grievances, and continued participation in FSS, ROSS, or Jobs Plus.

How can I be involved? RAD conversions mandate several resident meetings including two before the Housing Authority can apply for the property to be converted. It is encouraged that you attend.

Where can I get more information? Your property manager can print out HUD Rental Assistance Demonstration (RAD) Fact Sheets on any of the following topics: RAD Overview, Overview of Resident Rights after a RAD Conversion, Rent, Your Lease, The RAD Conversion Process, and more.