

RENTAL ASSISTANCE DEMONSTRATION (RAD)

FACT SHEET #4: RESIDENT INVOLVEMENT IN THE CONVERSION PROCESS

WHAT IS RAD?

The **Rental Assistance Demonstration (RAD)** is a program of the Department of Housing and Urban Development (HUD) that seeks to **preserve affordable housing**.

Public housing across the country needs more than \$26 billion in repairs and many public housing agencies (PHAs) do not have enough money to keep units in good condition. RAD provides PHAs a way to stabilize, rehabilitate, or replace properties.

HOW CAN I BE INVOLVED IN RAD?

Your PHA must take several steps when it decides to participate in RAD. First, your PHA must apply for RAD to get HUD's permission to convert public housing properties to Section 8 properties. Before submitting an application, your PHA will invite you to at least two meetings to discuss the conversion plans. During these meetings, you can learn about the conversion plans, ask questions, express concerns, and provide comments.



Fresno Housing Authority, CA residents
and staff talk about RAD

FACT SHEETS FOR PUBLIC HOUSING RESIDENTS

This series of fact sheets is intended to help residents of public housing learn about RAD. All fact sheets are posted on RAD's website at www.hud.gov/rad, under the 'Residents' tab. This fact sheet discusses opportunities for resident involvement in RAD.

After your comments and questions are received, your PHA will need to provide written responses as part of the RAD application.

Once HUD gives the RAD conversion plan preliminary approval (a CHAP), your PHA must have at least one more meeting with residents of the property prior to submission of the financing plan. This is another chance for you to ask questions and provide comments.

Finally, after your PHA has completed and submitted all the required documents, and the RAD plans for your property have been approved by HUD, the PHA will receive a **RAD Conversion Commitment (RCC)**. After receiving the RCC, the PHA must notify each affected household that the conversion of the project has been approved, as well as provide information on the specific rehab or construction plans and any impact the conversion may have on residents.

WHAT ARE OTHER OPPORTUNITIES FOR RESIDENT AND COMMUNITY INPUT?

Every PHA has an annual or five-year plan that provides details about the programs and services the PHA offers. A RAD conversion is considered a significant part of the **PHA Plan** or a **Significant Amendment** to the plan. Any changes that

happen at your property because of RAD must be included in your PHA's annual or five-year plan.

The new (amended) PHA plan must be approved before the RAD conversion is completed. In addition to the general information required in the PHA plan, your PHA must include the following information about its RAD plans:

- A description of the number units to be converted, including bedroom size, and who lives in the units (families, elderly, or those with disabilities);
- Any change in the number of units;
- Any change in the bedrooms per unit;
- Any change in policies about who could move into the units when there are vacancies; and
- If the PHA will move any of the subsidized assistance to another site.

Resident Advisory Board Involvement and Public Hearing

Your PHA must work with the **Resident Advisory Board (RAB)** whenever it makes changes to the PHA plan, and provide the RAB with information on the RAD conversion. The RAB must have enough time to review the RAD plans and provide comments.

Your PHA must submit these comments to HUD. While your PHA is required to consider these comments, it is not required to agree with them. However, if the RAB feels that the PHA did not provide adequate notice and opportunity for comment, the RAB may ask HUD to determine whether the PHA met these notification requirements.

In addition to working with the RAB, your PHA must have a public hearing to discuss the PHA plan and invite the public to comment.

Your PHA may only submit the PHA plan to HUD once it has:

- Consulted the RAB;

- Provided notice of and subsequently conducted a public hearing; and
- Considered all comments received.

WHAT IF I NEED REASONABLE ACCOMMODATIONS TO PARTICIPATE?

Your PHA must make materials available in accessible formats for persons with disabilities, and must make meetings accessible for persons with disabilities.

Your PHA must also provide language assistance to persons that have trouble understanding English so that they can read materials, participate in meetings, and provide comments on the proposed RAD conversion. This may include providing translation of written

DEFINITIONS:

- **Conversion** – The process of changing from the public housing program to a Project-Based Section 8 contract through RAD.
- **PHA Plan** – A document your PHA prepares in consultation with residents that outlines its basic goals and policies.
- **Resident Advisory Board (RAB)** – A board of residents that works with the PHA on the PHA plan.
- **RAD Conversion Commitment (RCC)** – An agreement between HUD and the PHA that describes the terms and conditions of the RAD conversion.
- **Significant Amendment** – A change that will need to be made to the PHA plan before a RAD conversion can be completed.

materials and providing interpreters at meetings.

Resident Engagement in Lexington, KY

The Lexington Housing Authority (LHA) involved residents early and often in the RAD conversion process. LHA held all-resident meetings followed by smaller group meetings so that all residents could ask questions, speak with LHA staff about their concerns, and understand LHA's RAD goals. Representatives from the Lexington Fair Housing Council, a local non-profit, attended all of the resident meetings. LHA also invited local officials to attend the meetings. Throughout the RAD process, LHA made it a priority to provide regular updates and make sure that residents had complete information to help residents plan and make good decisions for their families.