

**HOUSING AUTHORITY  
COUNTY OF MERCED**

**RENTAL ASSISTANCE  
DEMONSTRATION (RAD)**

**RESIDENT MEETING**

**NOVEMBER 19 & 21, 2024**

# Why RAD?



- What is RAD?
  - Rental Assistance Demonstration
  - RAD was created in 2011 to preserve this critical stock of affordable housing.
  - Public housing authorities around the country have used RAD to preserve and improve public housing by “converting” properties to a long-term Project-Based Section 8 contract
  - Property changes might include:
    - Property renovation with minimal disruption (i.e. residents remain in their units)
    - Major property renovation which may include temporary relocation
    - Demolition of property which would require permanent relocation for residents to another affordable housing property
    - No rehab of property at time of conversion

# RAD Core Principles

## *RAD is designed to secure the long-term affordability of converting properties*

- Long-term Section 8 HAP contract ensures residents pay an affordable rent and must be renewed at each expiration
- RAD Use Agreement recorded on land
- Capital Needs Assessment performed upfront to ensure current and future repairs can be supported
- One-for-one replacement of deeply affordable units (with de minimis exception)

## *Properties converted under RAD must be owned or controlled by a public or non-profit owner*

- In most RAD conversions, the PHA continues to own the property directly or through an affiliate
- When Low-Income Housing Tax Credits are used, the ownership changes but a public or non-profit must retain control

# RAD Core Principles

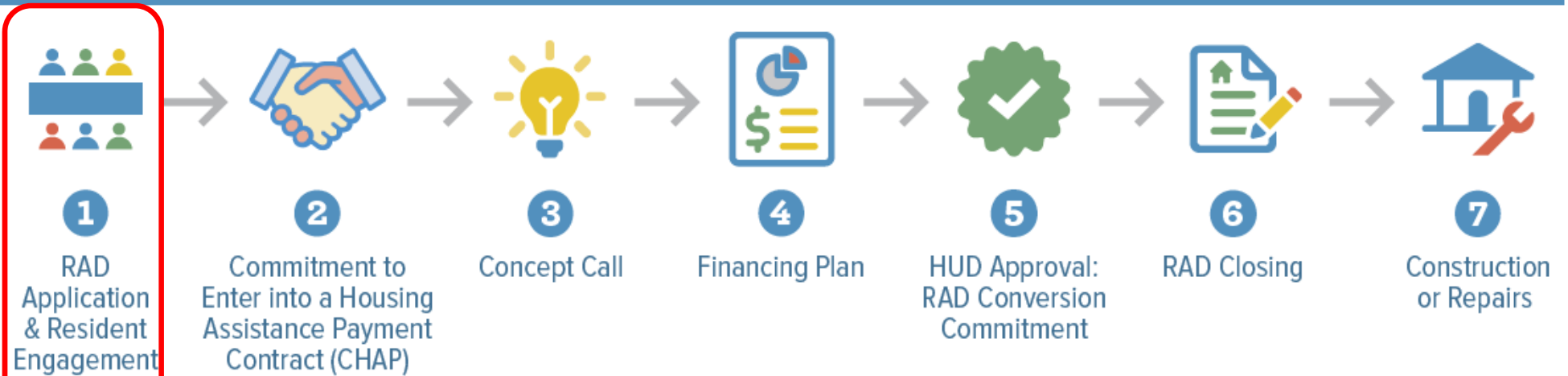
## *Ensure current residents benefit from the conversion*

- Resident meetings and notices
- Right to Remain in or return to the property
- No Rescreening as a result of RAD
- Relocation assistance

## *Retain and Strengthen Resident Rights*

- Ongoing right to organize and resident participation funding
- Carry over public housing procedural rights regarding grievance and termination
- “Choice-mobility” option to request a tenant-based voucher

## THE RAD CONVERSION PROCESS



We are  
here



# RESIDENT ENGAGEMENT

# Resident Meetings



The public housing authority must meet with residents of the property multiple times prior to conversion



Prior to applying to HUD, the PHA must meet hold at least two resident meetings



Prior to submitting a Financing Plan, the PHA must meet with residents at least two more times



The purpose of the meetings is to provide you information on the proposal, to collect feedback from residents, and to respond to your questions.

# Resident Notices

- Prior to applying to HUD, the PHA must provide notices to residents:
  - RAD Information Notice, providing you an overview of RAD and your rights
  - “General Information Notice” alerting you that you would have the right to relocation assistance if temporary relocation is needed
- After HUD approves the Financing Plan, the PHA must send a notice to all residents
- Prior to beginning any relocation, each resident must receive advanced notice of relocation

# PHA Plan



Participation in RAD requires a significant amendment to the PHA Plan



The PHA Plan must include a description of the conversion and changes that are proposed



Amending the PHA Plan requires consultation with the Resident Advisory Board and a public hearing and inviting comment around the Plan





# RESIDENT RIGHTS

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## Right to Remain and Right of Return

Most conversions do not  
involve relocation



Residents will remain in  
place and cannot be  
rescreened when  
admitted into the  
Section 8 program

When relocation is  
necessary



Residents have a  
right of return to a  
unit in the project

**No resident may be permanently,  
involuntarily displaced**

## No Rescreening

**A conversion under RAD cannot be the basis for an eviction or loss of rental assistance**

- Residents may not be rescreened as a result of the RAD conversion. This includes screening for income, criminal background, and credit.
- Following conversion, residents will be protected by standard Section 8 requirements related to tenancy.

# Relocation

Where relocation is necessary, PHAs must provide residents with:

- Resident notices
- Moving assistance
- Benefits and assistance per the “Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA)”

Relocation cannot begin until HUD approves the Financing Plan and issues the RAD Conversion Commitment (RCC).

PHAs should maintain a resident log for all impacted residents, which should be provided to HUD upon request.

# Alternative Housing Options

To maximize resident choice, PHAs may offer alternative housing options, such as vouchers, homeownership opportunities, etc.

Residents can voluntarily decline their right to return. Written consent by resident must be:

- **Informed** – written notification with counseling
- **Voluntary** – cannot be pressured and must be provided at least 30 days to decide
- **Documented** – retain evidence of notices, counseling, and resident's decision

## Post- Conversion Resident Rents

### Resident rents remain affordable after conversion

Under the Section 8 programs, residents pay 30% of their adjusted gross income in rent. This is mostly true for public housing residents except those paying a “flat rent.”

If tenant rent would increase by more than the greater of 10% or \$25 per month, the rent increase will be phased in over 3 or 5 years.

## Section 3 and RAD

- Any rehab or construction performed as part of a RAD conversion is subject to Section 3 low-income hiring and contracting requirements.
- PHAs must take proactive steps to hire local low-income persons and to award contracts to businesses that are owned by or substantially employ those persons.
- Preference for hiring opportunities is provided to public housing and Section 8 residents.

# Resident Procedural Rights

- Resident organizing rights (24 CFR Part 245) safeguard:
  - Formation of resident organizations
  - Organizing activities
  - Meeting space
  - Resident organizers
  - Canvassing
- Resident participation funding (\$25 per unit per year)
- Grievance and termination procedures consistent with public housing requirements
- Rights must be incorporated into resident lease

# Choice-Mobility

Following conversion, residents may request a tenant-based voucher after a period of residency at the converted property (“choice-mobility”), except for certain conversions where the PHA does not have a voucher program.

This is a voluntary option for RAD residents that is not available to Public Housing residents.

Prior to closing, the PHA must notify residents of opportunities and procedures to exercise the choice-mobility option.

- For PBV, the resident may request a voucher after one year of residency.
- For PBRA, the resident may request a voucher after two years of residency and the PHA/owner may adopt certain other limitations on use. In some cases, HUD may approve a good-cause exemption.

This right must be included in the lease.

# Recommendations

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

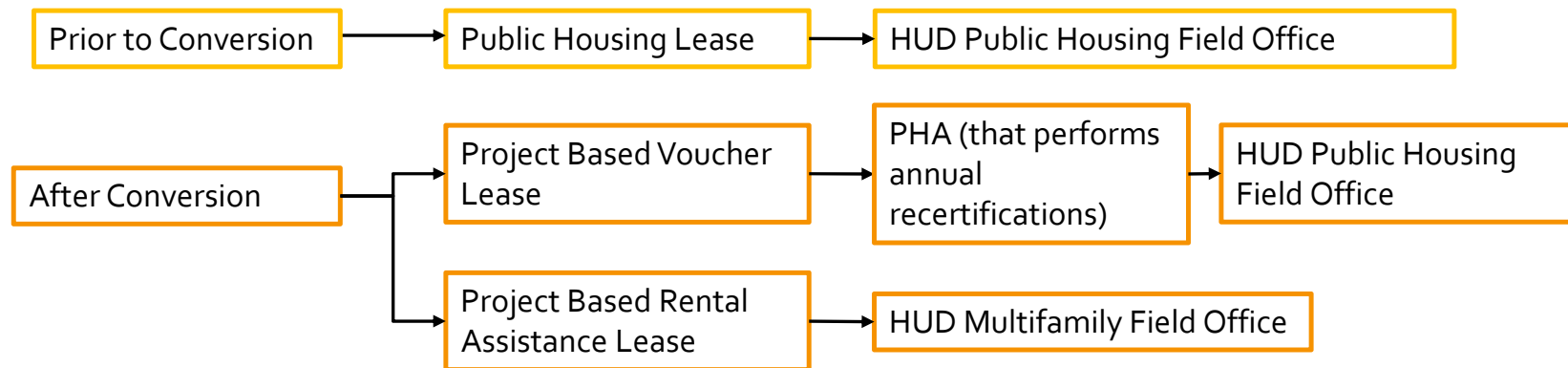
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Indicate if you need additional assistance

# Questions/Issues?

Typically, the best place to start when you have questions or issues related to the RAD conversion is to discuss with your property manager or Owner/PHA.

**For additional assistance, see below.**



- Public Housing Field Offices: [www.hud.gov/program\\_offices/public\\_indian\\_housing/about/field\\_office](http://www.hud.gov/program_offices/public_indian_housing/about/field_office)
- Multifamily Field Offices: [www.hud.gov/program\\_offices/housing/mfh/hsgmfbus/about/subspcs](http://www.hud.gov/program_offices/housing/mfh/hsgmfbus/about/subspcs)

# Thank You and Questions

For more information visit: [www.hud.gov/rad](http://www.hud.gov/rad)  
Contact: HACM Staff, 209-722-3501  
[rad@hud.gov](mailto:rad@hud.gov)

Join the [RAD LISTSERV](#) for periodic news and updates  
(link available at the bottom right of the  
[www.hud.gov/rad](http://www.hud.gov/rad) webpage)

# HACM Specific Conversion Plans

- Property Ownership – Housing Authority County of Merced will retain ownership of the property through their Non-profit Entity
  - Housing Subsidy will be Project-Based into the existing units, no relocation is planned as part of these conversions.
  - Property contacts and management will not change at this time.
- Next Steps - RAD
  - 1 more Resident Meeting before Application Submission
  - After Application is Approved HUD will issue CHAP and we will have additional Resident Meetings
  - Gateway Homes will convert first followed by Scattered Site Homes

