

An introduction to RAD
**Rental
Assistance
Demonstration**

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*Presented by:
Nancy Cibrian-Perry Regional Manager*



**Hillsvew &
Cedar Grove**

Meeting Agenda

- **Welcome & Opening Remarks**
- **RAD Presentation**
- **Q & A**



RAD Overview



What is **RAD**?



Rental Assistance Demonstration (**RAD**)

A program created by the U.S. Department of **Housing and Urban Development** (HUD) that gives public housing authorities new flexibility to preserve and improve public housing properties like yours.

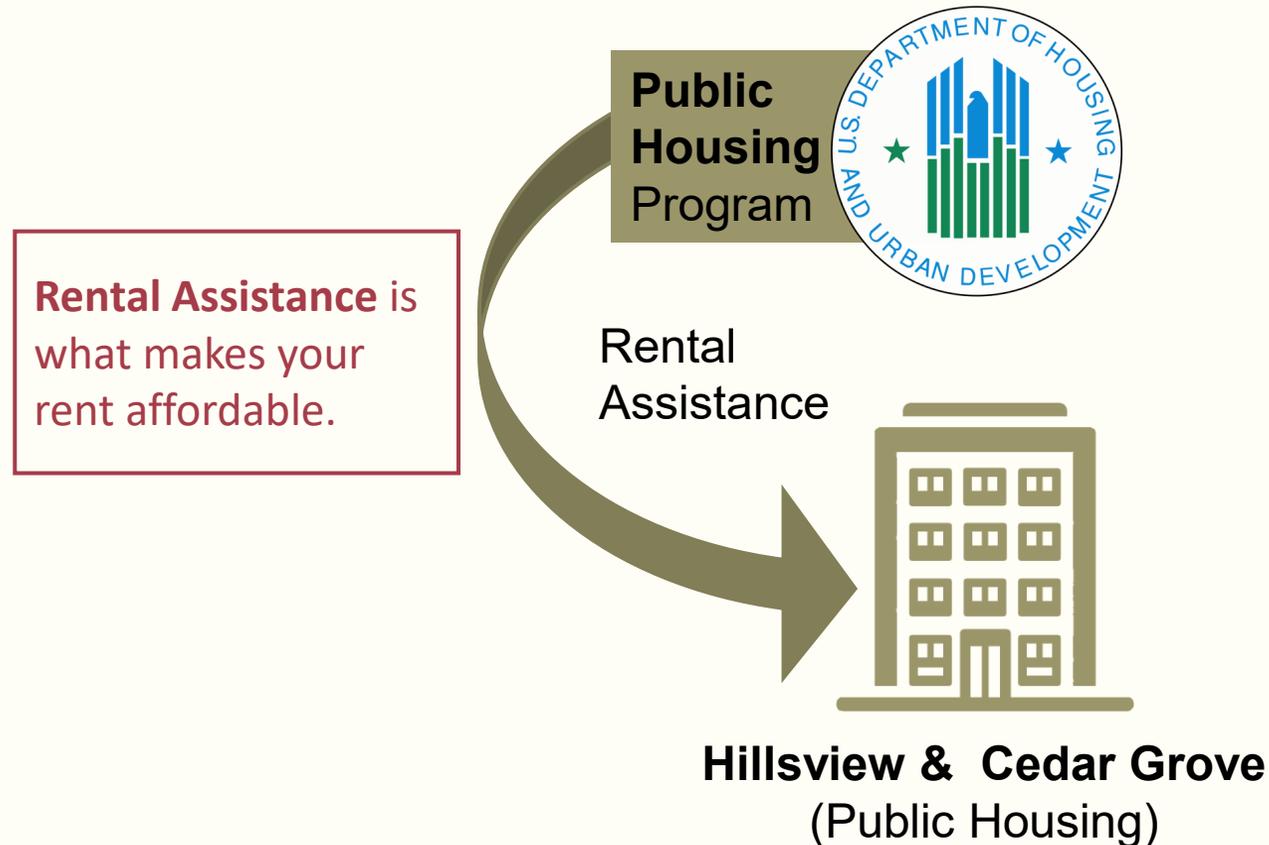


RAD is designed to provide **stability** and **security** for residents, ensuring they have access to safe and affordable housing.



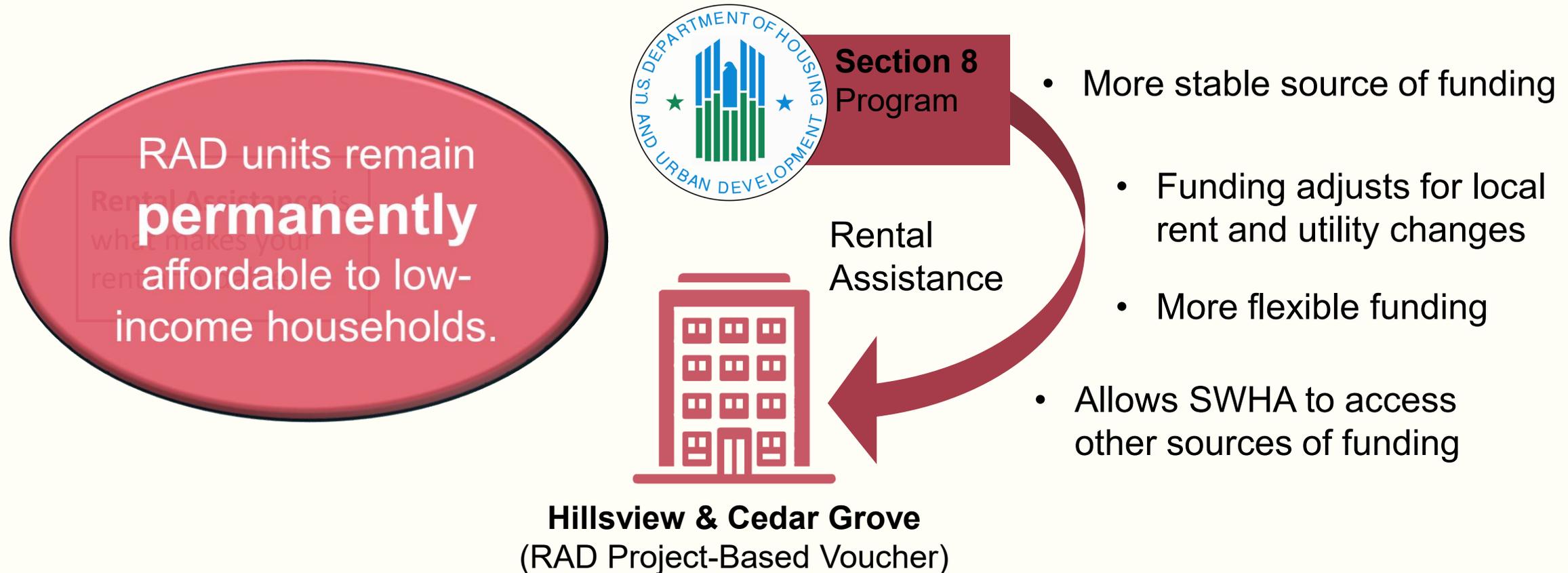
How does **RAD** work?

RAD changes the **source** of rental assistance from **public housing** to **Section 8** project-based vouchers



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Converting to **RAD** means that SWHA can continue to invest in repairs and improvements to Hillsvieview & Cedar Grove.

Residents **retain their housing,** affordable rent and tenant protections.



Most residents **rent will not change** because of RAD.



Residents keep their **same rights** and resident protections.



After 12 months residents may choose to take a **Tenant-Based Voucher** and relocate anywhere in the country that accepts Section 8 vouchers.



Over **500** Public Housing Authorities across the country have completed **RAD** conversions.

1,878 projects (communities)

259,476 housing units

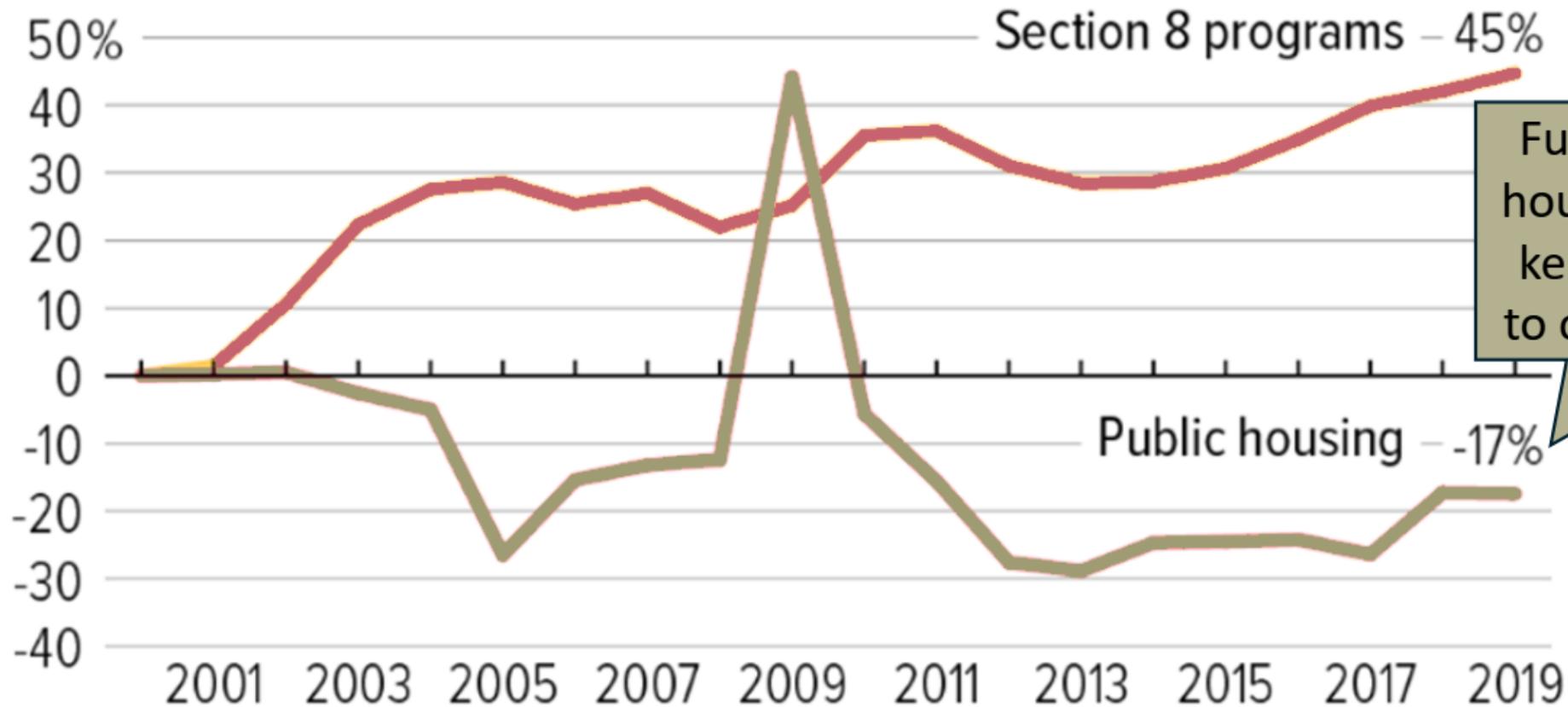
588,000 residents

Why convert to the Section 8 program through RAD?



Public Housing Funding Has Dropped While Section 8 Funding Has Responded to Cover Rising Needs

Percent change in funding since 2000, adjusted for inflation



Funding for the public housing program hasn't kept up with the costs to operate the program

Applying for **RAD**

SWHA must apply to participate in the RAD program.

- If Hillsvieview & Cedar Grove is accepted into the RAD program, then we will start a “RAD conversion.”
- This means that the funding for your rental assistance will change from traditional **public housing** to a **Section 8 project-based voucher**.

Converting to **RAD**



Converting to **RAD** means that SWHA can continue to invest in repairs and improvements to Cedar Grove and Hillsvew.

SWHA's Plan For Hillsvieview & Cedar Grove



SWHA's plan for your buildings

Our plan for Hillsvievw & Cedar Grove is a “**RAD/Section 18 Blend**”, also referred to as a “**Construction Blend**”.

- This means that SWHA plan includes renovation as part of RAD conversion of Hillsvievw and Cedar Grove. By completing renovation as part of the RAD conversion will increase the federal funding SWHA receives for both sites, to help afford the costs of construction.
- Most renovations will begin after RAD conversion. (Fall 2027).

SWHA's plan for your buildings (continued)

SWHA's plan for Hillside & Cedar Grove:

- Will **not** transfer rental assistance from your property to another
- Will **not** partner with a developer or any other entity
- Will **not** affect your eligibility for rental assistance
- Will **not** require you to move
- **Will** include future repairs and renovations to your property

SWHA's plan for your buildings (continued)

Our Plan is to simply change Hillsvue and Cedar Grove's primary source of federal funding from public housing to Section 8 rental assistance through RAD.

Note: **These plans may change.** As we develop the plans, we will consider:

- The opinion of residents
- An independent professional's analysis of what needs to be repaired
- The long-term cost to maintain the property
- The financing we may be able to get

What You Need to Know About RAD



Our **RAD** conversion plan will not change your experience of living at Hillsvue & Cedar Grove

- The rent you pay under RAD will be calculated based on adjusted annual household income.
- SWHA will still own your buildings.
- Your property management and maintenance team will not change.
- You will keep your housing assistance, but the funding source of that assistance will change.
- You won't need to be re-screened and there are no additional eligibility requirements.
- You **will** need to stay in good standing with your current lease.
- You **will** need to sign a new lease.

Lease Transition

As part of the RAD conversion process your public housing lease will end and you will need to sign a new lease.

- The terms of the new lease will be similar to your current lease.
- In addition to your new lease, you will also need to sign a new **RAD Lease Addendum**, which will include RAD's resident procedural rights.

Resident Rights under RAD

- **Right to Information:** Residents have the right to hear about major changes in the plans for the project.
- **Right to Remain:** Residents in good standing at the public housing property have the right to continue living there after the RAD conversion.
- **Right to Return:** If relocation is necessary due to construction or repairs, residents have the right to return to the property, again without rescreening.
- **Affordable Rent:** Rent will continue to be based on adjusted household income.
- **Right to Organize:** Residents retain the right to form and participate in resident organizations.

Resident Rights under RAD (continued)

- **Choice-Mobility:** Residents have the option to request a tenant-based voucher (mobility voucher) after living in a RAD unit for one year.
- **No Rescreening:** Residents are not subject to rescreening as a result of the conversion.
- **Lease Protections:** Lease renewal is mandated, and eviction without just cause is prohibited.
- **Grievance Procedures:** Residents have access to established termination and grievance procedures.
- **Other Protections:** This includes consultation rights, enhanced relocation protections, and the right to request reasonable accommodations.

Projected Timeline



RAD Conversion Timeline

KCHA plans to complete the conversion by Fall **2027**, but we may complete the conversion sooner.

- Most RAD conversions take 6 to 18 months after the application is approved.
- We plan to submit our application to HUD in **February 2026**.
- If HUD approves SWHA's application, we will have more resident meetings and we will provide a more detailed projected timeline.

RAD Conversion Process

We are very early in the process, and we will meet with residents throughout the RAD conversion process.

1. Resident Meetings

2. Property Inspection (assess the condition of the property)
3. Resident Meeting
4. Board Resolution
5. Submit Application to HUD
6. HUD Initial Approval (CHAP Award)
7. Resident Meetings
8. Financing Plan
9. HUD Approval (RAD Conversion Commitment)
10. Resident Meetings
11. Sign New Lease
12. RAD Conversion (Closing)
13. Renovations / Construction

What RAD Means for SWHA



What **RAD** means for SWHA

- Resident stability
- Preservation of affordable housing
- More stable and flexible funding
- Choice mobility for residents
- Keeping our building up to date with repairs and improvements

More Information about RAD and SWHA plans for your property:

Visit the RAD page on SWHA website
<https://www.sedrowoolleyha.org/rad>



- If you have questions about the proposed changes, contact your property management office.
- Email comments about SWHA's plans for RAD at your property, to Sedro-WoolleyOffice@kcha.org

We will provide you more information about RAD and future meetings in the coming months.

Questions and Comments

