

HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY



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RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD) RESIDENT INFORMATION NOTICE (RIN)

January 6, 2026

Dear Hillview Residents:

You are invited to a resident meeting about Sedro-Woolley Housing Authority plans to convert Hillview primary source of federal funding from the Public Housing program to Section 8 rental assistance under the Rental Assistance Demonstration (RAD) program.

We encourage you to come to the resident meeting to learn more about how a RAD conversion would impact your property and you.

Date: Thursday, January 22, 2026

Time: 2:00 pm

Location: Hillview Community Room, 830 Township Street, Sedro-Woolley, WA 98284

If you are unable to attend this meeting, the Sedro-Woolley Housing Authority is offering a webinar style meeting on:

Date: Tuesday, January 27, 2026

Time: 6:00 pm

Webinar ID 863 8992 1455

Link: <https://kcha-org.zoom.us/j/86389921455>

Or scan the QR code to join the webinar



For more information about the webinar, please contact your property management office.

For translation of this notice contact your Property Manager (206) 826-5320, Sedro-WoolleyOffice@kcha.org.

RAD is a funding program run by the U.S. Department of Housing and Urban Development (HUD). If Sedro-Woolley Housing Authority's RAD application is accepted, HUD will change the way it provides rental assistance funds to Hillsview from Public Housing to a long-term Section 8 contract. The Section 8 program is likely to be a more flexible funding source in the future and will simplify funding for repairs and improvements.

For a general overview of the RAD program, see **RAD Fact Sheet #1**:

https://www.hud.gov/sites/dfiles/Housing/documents/RADResidentFactSheet_1_RADOverview.pdf

This letter describes your rights under RAD and explains how a RAD conversion might affect you.

You will keep your rental assistance whether or not SWHA participates in RAD.

We do not expect that you will need to move from your apartment due to RAD.

This packet includes current plans for your property in Attachment 1 and Frequently Asked Questions in Attachment 2.

Know Your Rights under RAD

Your Right to Information

At the community meeting, we will describe the Rental Assistance Demonstration (RAD) program and how it will affect you in more detail. We will also answer your questions.

If SWHA is accepted into the RAD program, then we will have additional resident meetings about our plans.

You have the right to hear about major changes in the plans for the project, and we will invite you to additional meetings if major features of the plans change.

You also have a right to organize and to form a resident organization to serve as your voice and to keep you informed about the RAD plans.

Your Right to Rental Assistance

RAD does **not** affect your rental assistance.

You will keep your rental assistance if you continue to comply with the requirements of your lease. You will need to sign a new lease with information about RAD, but the terms will be similar to the lease you have now.

In most cases, your rent will not change because of RAD. If your rent changes, the increase will be phased in gradually.

Your Right to Relocation Assistance and Right to Return (if relocation is required)

Our current plans for your property will **not** require you to move.

If our plans change, and you are required to move from your unit temporarily, you have a right to relocation protections under the RAD rules, including advance written notice, detailed information about the move, a right to return to an assisted unit once any construction work is done, and other protections.

We will contact you again if you are required to move temporarily from your unit because of RAD and let you know what assistance you are eligible for at that time.

For more information see HUD's RAD **FACT SHEET #9**:

https://www.hud.gov/sites/dfiles/Housing/documents/RADResidentFactSheet_9_RADandRelocation.pdf

Fair Housing and Civil Rights Requirements

The RAD conversion must follow Fair Housing and civil rights requirements. If you need a reasonable accommodation due to a disability, or have other questions about the RAD conversion, contact your **property management office**. If you need to appeal a decision made by SWHA, or if you think your rights aren't being protected, you may contact the **HUD Field Office in Seattle**.

Property Management Office <ul style="list-style-type: none">▪ Hillsview Office: (206) 826-5320▪ Ballinger Office: (206) 574-1243▪ Email: Sedro-WoolleyOffice@kcha.org▪ Fax: (206) 902-9801▪ TTY: 7-1-1	HUD Field Office <ul style="list-style-type: none">▪ Phone: (877) 741-3281▪ Email: WA_Webmanager@hud.gov▪ Fax: (202) 485-5744▪ TTY: (206) 220-5254
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Because we are early in the process, the plans for the RAD conversion may change. We are holding resident meetings to share our current plans and will keep you informed if there are any major changes. You should let us know if there are any repairs that need to be made at your property, and we will review those requests as part of the RAD process.

We encourage you to come to the resident meetings to learn more about how a RAD conversion would impact your property and you.

Sincerely,

Michelle Davis, Senior Property Manager

Attachments: Current Plans for the Property
 Frequently Asked Questions and Answers
 Translated Statement (Form #447)

For more information about the RAD program, visit "What is RAD?":

<https://www.hud.gov/hud-partners/rad-whatisit>

Attachment #1

Current Plans for Hillsview

This attachment outlines SWHA plans for converting Hillsview from public housing to a Section 8 project-based rental assistance program under HUD's Rental Assistance Demonstration (RAD). This funding conversion preserves and improves the property while ensuring residents continue to receive affordable housing assistance.

SWHA plans to complete the conversion by June 2027 and will provide regular updates on progress. We will also have resident meetings to discuss these plans in more detail. If you have any questions, contact your Property Management Office.

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

- The opinions 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

RAD Conversion Overview

Hillsview may transition from public housing to Section 8 project-based rental assistance through the Rental Assistance Demonstration (RAD) program. Our plan for RAD Conversion at Hillsview:

- 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 repairs and renovations to your property
- **Will** change Hillsview's primary source of federal funding from public housing to Section 8 rental assistance under the RAD program.

You must continue to comply with your lease, and you will need to sign a new, similar lease during the RAD process. See more in **Lease Transition** below.

Projected Timeline

Most RAD conversions take 6 to 18 months after the application is approved. If HUD approves SWHA's application, we will have another meeting with you and share updates about our plans for conversion and a projected timeline.

Lease Transition

As part of the RAD conversion process, 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**.

Renovation Plans

Our plans for Hillsvue include renovation or construction as part of the RAD conversion.

We will hire a company to inspect Hillsvue and complete an assessment of the property's repair needs. The assessment may identify repairs that SWHA will need to fix before RAD conversion. Most repairs and renovations will begin after RAD conversion.