

RAD INFORMATION SESSION Q&A: SEDRO-WOOLLEY

Following is a summary of the questions that were asked at the first round of RAD Information sessions held for the Sedro-Woolley Housing Authority in January 2026. Questions and answers have been edited for clarity. Repeat questions about the same topic have been condensed.

RAD CONVERSION

WHY IS THE PROPERTY CONVERTING TO SECTION 8?

Public Housing and Section 8, while both HUD programs, are funded by Congress at different rates. Congress has consistently funded the Section 8 program more reliably and at higher levels than Public Housing.

Converting the property to Section 8 helps ensure long-term financial health, better maintenance, and continued affordability for residents.

HOW DO I APPLY FOR RAD?

Residents do not apply for RAD. RAD is a conversion process that the housing authority applies for, not individual households.

If the property is approved for RAD and fully converted, your assistance changes from Public Housing to Project-based Section 8. You do not need to apply or take any action. Your participation is automatic as long as you remain a resident and follow the lease.

ONCE THE BUILDING BECOMES SECTION 8, WILL IT STILL BE SUBSIDIZED?

Yes. The affordability does **not** go away. Tenants will continue to pay their portion of the rent based on their income, and the remainder will be covered by the Section 8 subsidy. The basic rent structure remains similar—you continue paying what is affordable for your household.

DO WE HAVE TO MOVE?

No, you do not have to move. The RAD conversion plans for Hillsvie and Cedar Grove do not require anyone to leave their home.

If you want to move after you have lived in your Section 8 unit for at least one year, you may choose to request tenant-based Section 8 Voucher (Choice Mobility Voucher) and move anywhere in the country where Section 8 is accepted.

But staying is always your choice. You can remain in your home as long as you follow the lease and program rules.

HOW OFTEN WILL YOU HAVE MEETINGS ABOUT THE RAD CONVERSION?

We will continue holding meetings throughout the process to keep everyone informed. If our RAD applications are approved, we will have at least four more meetings with residents before Hillsvie and Cedar Grove convert from Public Housing to RAD Project-Based Section 8 Vouchers.

After HUD has approved our RAD applications and the property inspections have been completed we know more about what work is needed, we will hold another meeting to share updates.

RAD INSPECTION

IS THE INSPECTION DONE BY HUD?

No. The inspection will be completed by qualified independent inspectors who are certified to assess building conditions. Their report will tell us what repairs or modifications are needed as part of the RAD conversion.

RENOVATIONS

WILL WINDOWS BE REPLACED? WILL INSPECTORS LOOK AT THEM FIRST? DO WE HAVE TO BE OUT OF THE UNIT WHEN WINDOWS ARE REPLACED?

Windows are one of the items we expect inspectors to review. A professional inspection will determine what needs to be repaired or replaced. We will not know the exact scope of repair needed until that inspection is complete.

If window replacement is required, we will provide detailed information before any work begins. In some cases, residents may need to stay out of the room while work is done, but you would not be asked to move out of your unit for window replacement alone, unless the replacing of your windows requires abatement due to asbestos or other harmful materials. More details will be shared at a future meeting once we have confirmed construction plans.

WILL YOU PUT IN FENCING? I SEE PEOPLE LOOKING INTO MY APARTMENT. IT FEELS UNSAFE.

We hear your concerns, and your safety is very important. Fencing and other security improvements can be considered, but they must be evaluated as part of the overall property assessment.

The upcoming inspection will help us understand what safety or site improvements are needed. The work that will be done for the RAD conversion will be to make critical repairs, address health and safety issues, and replace items that will reach the end of their useful life within three years of the RAD conversion.

We will share updates at future meetings as we learn more about what improvements are possible and approved. The increased revenue we will receive from the RAD conversion will allow us to continue making improvements to Hillsvie and Cedar Grove in the future.

WILL THIS INTRODUCE MORE PLANNING, BUREAUCRACY, AND COMMITTEES? WILL OUR QUIET HOME TURN INTO A PLACE OF CONSTANT CHANGE? WHO DECIDES ALL THIS?

The main change happening is the source of funding, not the way decisions are made. Decisions are made based on building needs, resident safety, and long-term property needs.

Some construction work will be needed, but it is similar to the improvements we have already planned through our regular five-year capital planning process. For example, we have known for some time that the elevator needs to be replaced; this funding simply gives us the ability to complete work we previously could not afford. Any future projects will follow safety standards.

HOW DOES RELOCATION WORK IF REPAIRS REQUIRE PEOPLE TO MOVE? CAN I RETURN TO MY SAME APARTMENT?

We do not expect relocation to be needed at this time. If that ever changes, we will communicate early and clearly. If temporary relocation is required, KCHA will coordinate the entire process.

ELIGIBILITY

AFTER THE PROPERTY CONVERTS TO SECTION 8, WILL NEW TENANTS BE ANY SECTION 8 APPLICANT, OR WILL THE BUILDING STAY FOR FAMILIES/ELDERLY/DISABLED?

The building's purpose and population will stay the same after the conversion. A family property will continue serving families, and an elderly/disabled property will continue serving elderly and disabled households. While funding source will change, the type of households your property serves will not change.

IF SOMEONE IS ALREADY ON THE WAITLIST FOR A SWHA UNIT, WILL THEY BE ABLE TO GET IN AFTER THE RAD CONVERSION?

The same waitlist will remain in place, and the same qualifications will apply. Applicants still go through the same process.

AFTER THE RAD CONVERSION, WILL SECTION 8 INCOME LIMITS APPLY TO CURRENT HOUSEHOLDS? IF A HOUSEHOLD'S INCOME INCREASES IN THE FUTURE AND GOES ABOVE THE SECTION 8 INCOME LIMITS, HOW WOULD THAT AFFECT THEIR ABILITY TO REMAIN HOUSED? SPECIFICALLY, COULD A HOUSEHOLD BE REQUIRED TO MOVE OR LOSE ASSISTANCE DUE TO INCREASED INCOME AFTER CONVERSION?

Because current residents are already living in the property at the time of conversion, no one will be re-screened for income, and no one will be required to move because of their current income.

If a household's income increases in the future and goes above the Section 8 income limits, the household will not lose their housing and will not be required to move. An increase in income alone is not grounds for termination.

What does change with income increases is the amount of rent the household pays:

- Rent is generally calculated at approximately 30% of the household's adjusted income
- As income increases, the household's rent portion may increase
- The housing assistance payment adjusts accordingly

Importantly, housing stability is a core protection under RAD. As long as residents comply with program rules (such as annual recertifications and lease requirements), they may remain in their home even if their income rises above Section 8 income limits.

LEASES

AFTER 12 MONTHS, DO WE HAVE TO SIGN A NEW LEASE, OR CAN WE STAY MONTH-TO-MONTH?

As part of the RAD conversion, you will sign a new 12-month lease, however there is no penalty for vacating early, so you can choose to move out at any time. Your tenancy continues just as it does now unless you choose to move or there is a serious lease violation.

RENT

WILL WE STILL PAY RENT THROUGH THE APP?

Yes. Your rent payment process will remain the same. The RAD conversion does not change how you pay rent.

TENANT-BASED VOUCHERS

IF I EVER NEED TO MOVE AFTER THE PROPERTY CONVERTS TO SECTION 8, DO I TAKE A VOUCHER WITH ME? WOULD I GO THROUGH KCHA OR SKAGIT COUNTY?

After 12 months of living at a RAD converted property, residents will be eligible to be placed on the waiting list for a tenant-based Section 8 voucher, which they can use to rent a unit on the private market. KCHA is working on the details of how this will work for Sedro-Woolley and will share more information in a future meetings.

CAN I APPLY FOR SECTION 8 OUTSIDE OF THIS RAD PROCESS?

Yes, you can apply for Section 8 separately. However, the Housing Choice Voucher waitlist in this area is currently closed, so you would have to wait until it reopens — and wait times can be very long.

The RAD program provides a priority path to tenant-based vouchers through the Choice Mobility process after you have lived in the RAD unit for 12 months. This gives residents to move to the top of the Section 8 Voucher waiting list, ahead of other applicants that applied through the standard application process.

HOW MUCH IS A SECTION 8 VOUCHER WORTH?

There is no set value for a Section 8 voucher. With a voucher, you generally pay about 30% of your income to your landlord in rent, and the voucher covers the rest up of the rent to the local limit (called a payment standard). This is called the Housing Assistance Payment (HAP).

Each housing authority has its own local payment standards based on area median income (AMI) and local rent levels. Payment standards in King County and Skagit County are different, which means the maximum rent the voucher can cover will vary depending on where you live.

You are not limited to King County or Skagit County. Once you receive a tenant-based voucher, you can choose to move anywhere in the country that accepts Section 8 vouchers.

DOES A SECTION 8 VOUCHER ONLY WORK FOR APARTMENTS, OR CAN I USE IT FOR OTHER TYPES OF HOUSING?

Your voucher is not limited to apartments. Many landlords who own single-family homes, manufactured homes, townhomes, and duplexes also accept Section 8 vouchers. As long as the landlord participates in the

program, the rent is reasonable, you don't pay more than 40% of your income towards the rent, and the unit passes inspection, you may use your voucher there.

HOW DO I FIND A LIST OF COMMUNITIES IN WASHINGTON STATE THAT ACCEPT SECTION 8?

Washington has a law against source of income discrimination. Any landlord in Washington must accept your Section 8 voucher if you're trying to rent a rent-reasonable unit within the payment standard of your voucher. HUD provides a public list of landlords and properties that accept Section 8 across the country, including Washington State. Search for "Find Affordable Housing Opportunities Near Me" in the [HUD Resource Locator](#) to see what's available near you: <https://resources.hud.gov/>.

IF I GIVE NOTICE TO MOVE BUT THEN CANNOT FIND A NEW PLACE, CAN I STAY?

Yes. If you change your mind or cannot find another place, you can stay. We will not make you leave simply because you initially submitted a notice.

WILL I BE ASKED TO LEAVE BECAUSE I GAVE NOTICE AND SOMEONE ELSE IS NOW "MORE IMPORTANT" ON THE WAITLIST?

No. Giving notice does not put your housing at risk and does not move you behind other applicants. Your tenancy remains secure unless **you** decide to move forward with moving out. No one will be asked to leave because another applicant wants the unit.

CONTACT

WHAT EMAIL ADDRESS SHOULD PEOPLE USE IF THEY HAVE QUESTIONS?

Sedro-WoolleyOffice@kcha.org