



# *Rental Assistance Demonstration (RAD) Overview for DCHA Properties*

# Rental Assistance Demonstration (RAD)

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## Agenda

- Why RAD? & RAD Facts
- Planned RAD Transactions of DCHA Properties
- Resident Engagement
- COVID-19 Considerations
- Next Steps



# WHY...apply for HUD's RAD program?

1. HUD does not provide enough funding to make the improvements that residents of public housing need at several properties.
2. RAD is an option to obtain more sustainable funding choices for Public Housing Authorities and improve the public housing properties by converting to a Section 8 contract and funding stream rather than Section 9

**DCHA Capital Needs**  
**(2019, est.)**  
**\$2.5 Billion**



# WHY...apply for HUD's RAD program?

Rad is a HUD program that allows DCHA to:

- **Fund major building improvements**
- **Stabilize federal funding for the future**

*WITH...*

- **No Resident Displacement**
- **No Loss of Housing Benefits**
- **No Change in Rent Calculation (30% of income)**



# RAD Facts

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- RAD stands for “**Rental Assistance Demonstration**”
- HUD crafted this federal program as a response to fill the growing gap between decreasing federal funding and increasing capital needs of public housing units.
- Because federal funding is often not enough to provide for the high upkeep costs of existing properties, RAD allows a Public Housing Authority (“**PHA**”) to move away from the federal Annual Contributions Contract (“**ACC**”) to Section 8 HCVP assistance.
- This makes it possible to obtain funding from private/alternative sources to improve the capital needs of buildings.



# WHAT...will DCHA do with RAD?



## Scope-of-work can include:

- ❖ **Apartment Renovations:** kitchens, bathrooms, finishes)
- ❖ **Updated Systems:** electrical, plumbing, fire, mechanical (heating and A/C)
- ❖ **Energy Efficiency Measures**
- ❖ **New windows, roofs and building exteriors**
- ❖ **Enhanced Community Spaces**
- ❖ **Improved Building Security**

*We will be looking for resident feedback for future building improvements.*



# WHAT...will DCHA do with RAD?

- ❖ Same number of apartments
- ❖ Same configuration of units
- ❖ Phased construction to minimize moves



# WHAT....are my rights as a resident?

- ❖ **Guaranteed right-to-return**
- ❖ **No-rescreening**
- ❖ **Full relocation assistance**  
if you need to move  
temporarily during  
construction
- ❖ **Resident rent based on**  
**30% of adjusted income**
- ❖ **Resident Councils funded**  
**in same manner**





# HOW.....does RAD work?

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- ❖ **RAD allows the public housing authority to work with partners who want to invest in building improvements**
  
- ❖ **This could give DCHA the opportunity to:**
  - Borrow money for the improvements
  - Seek bond issuance for the improvements
  - Work with philanthropic partners
  - Take on development partners



# RAD Resident Engagement

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## **Prior to submitting application to HUD:**

- DCHA provides residents with a Resident Information Notice (**RIN**) to convey general written information on potential project plans and basic resident rights under RAD.
- DCHA conducts at least **two** resident meetings
- Additional meetings may be necessary if plans change or if PHA requires extensions to HUD

## **DCHA must secure board approval to submit RAD application to HUD**

- DCHA will submit to HUD a written summary of resident comments and the DCHA responses to comments received

## **DCHA will ensure effective communication with persons with disabilities and language barriers**

- This means making meetings accessible to various types of disabilities which could limit communication
- DCHA also complies with DC Language Access laws

# COVID-19: HUD Guidance on RAD

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## Resident Engagement

Mandatory public meetings must still take place, despite COVID-19.



- However, if PHA is under the effect of an emergency order or other law prohibiting gatherings or enacting meeting size limits, meetings can be held remotely or in a virtual manner.
- If meetings are held online/remotely, PHA must have a method in place to accept questions and post answers to those questions.
- Maintain an attendance log (“sign in”) of resident participants
- Accommodate Limited English Proficiency needs, and comply with ADA
- Provide residents with a follow-up notice after the meeting with a summary of presented information & means to ask additional questions
- Calls with residents both before and after meetings

# Current Proposed RAD Projects in Transformation Plan

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- **MELVO: Montana Terrace, Elvans Road, Lincoln Road, Villager and Ontario Road**
- **Judiciary House**
- **Kelly Miller (partial)/LeDroit**
- **Potomac Gardens (partial)**
- **Langston Dwellings**
- **Benning Terrace (partial)**
- **Stoddert Terrace (partial)**

# Next Steps



## What you can expect:

- ❖ Residents in Targeted RAD buildings will receive their RIN notice
- ❖ Residents will receive a phone call and flyer about upcoming meetings
- ❖ Email [TransformationPlan@dchousing.org](mailto:TransformationPlan@dchousing.org) to receive digital meeting invite
- ❖ Call (202) 996-8526 with RAD or Transformation Plan inquiries

*We look forward to working with our residents to on this important initiative.*

