

# RAD

Rental  
Assistance  
Demonstration

Office of Multifamily Housing Programs



# 100,000

**HOMES PRESERVED**

## RAD HAS REACHED ANOTHER MILESTONE

Public Housing Agencies (PHAs) have effectively used RAD to stabilize, rehabilitate, or replace public housing properties from the ground up through new construction, all without additional expense to HUD's budget. This month, just five years since the first public housing property converted under RAD, PHAs and their partners have cleared another major milestone—converting 100,000 public housing homes through RAD and securing approximately \$5.75 billion for construction investment. This document offers a glimpse of what this milestone means for these homes, their residents, and RAD's ongoing success.

## RAD IS MORE THAN BRICKS AND STICKS



Not only are homes getting an average of **\$57,000 per unit in improvements**, through RAD, PHAs have:

- Made homes and common areas more accessible, **increasing the number of homes designed for residents with disabilities**
- Addressed lead and other environmental hazards to ensure residents live in **healthy homes**
- Generated over 108,000 jobs, often **employing low-income residents** through Section 3 hiring initiatives
- Installed **energy efficient systems and appliances** to reduce costs

To make sure residents benefit from conversion in RAD, HUD has established the strictest set of resident rights, including:

- Required resident notices, **consultation**, and discussion in the PHA plan
- A **right-to-return** to the property following any temporary relocation and prohibition against any rescreening
- **Relocation assistance** and benefits in accordance with the Uniform Relocation Act (URA)
- **Grievance** and termination procedures
- Resident **organizing rights** and resident organization funding
- A right to request a tenant-based voucher after a period of residency at the converted property ("**choice-mobility**")

## HEAR WHAT THE RESIDENTS HAVE TO SAY



Ella Broadway  
Baltimore, Maryland

"We hear things from residents like, 'Oh, I didn't know my child could live like this!' And that is wonderful."



Tracy Botsio-Boakye  
Cleveland, Ohio

"When it was all done; when I walked into the space with everything, I just thought: this is incredible; this is amazing; and this is my home."



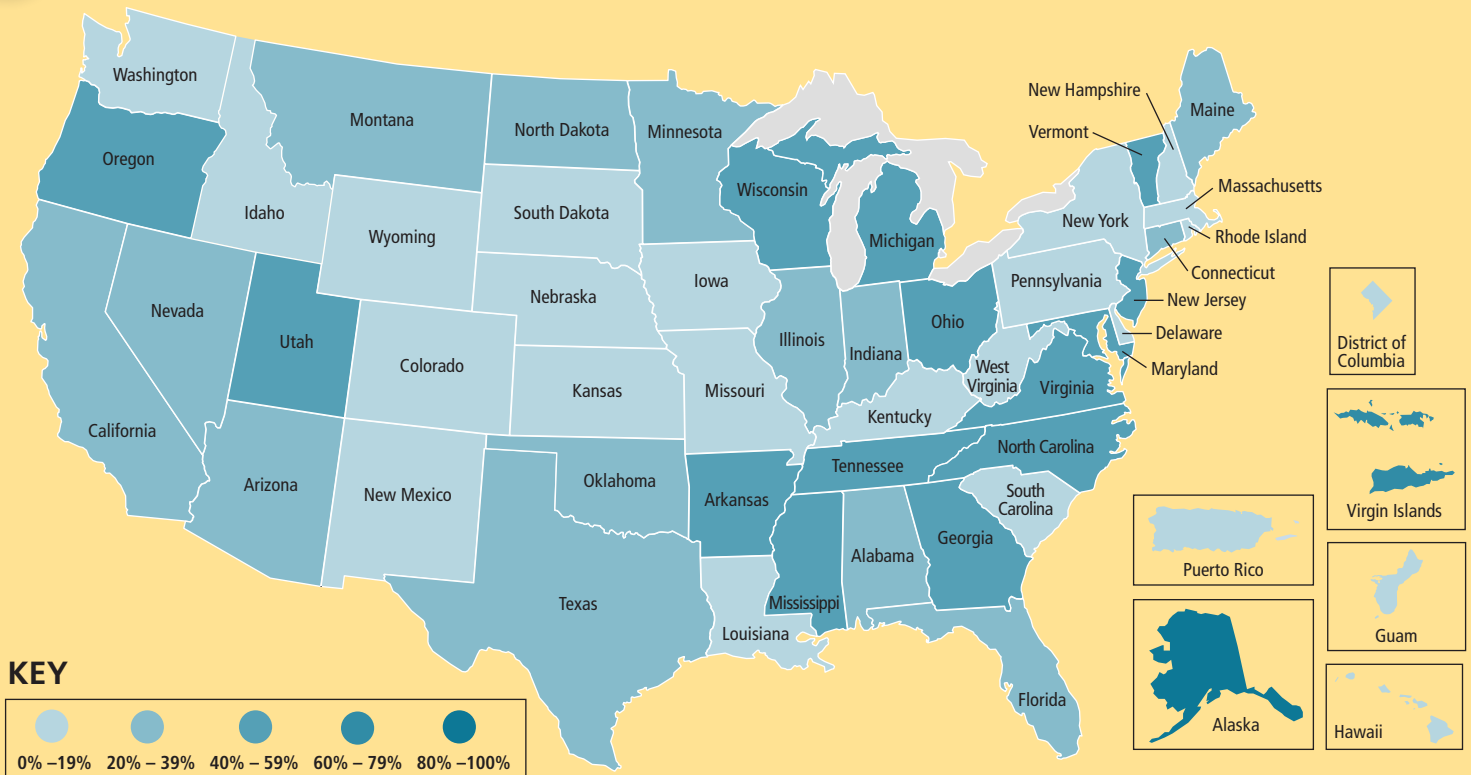
Raul Torres  
El Paso, Texas

"It changed me—my life—dramatically, because you come into a brand-new unit."

To see more photo essays documenting the resident experience in RAD, please visit <https://www.hud.gov/RAD/news/photoessays>.



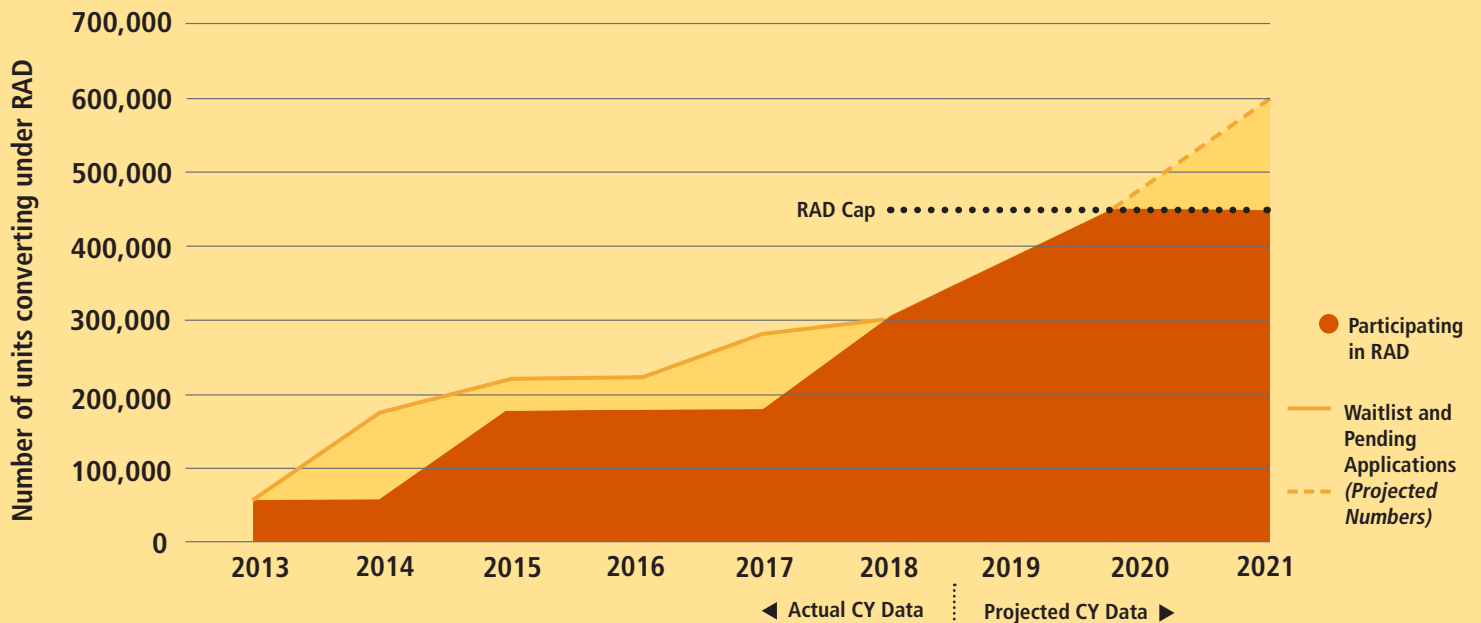
# RAD ACROSS AMERICA



PHAs have preserved 100,000 homes through RAD and are actively developing plans to preserve or redevelop another 250,000 homes across the country, securing 30% of the nation's public housing portfolio for the long term. See above what percent of your state's 2012 Public Housing portfolio has to this date planned to convert under RAD.



## RAD TRENDS 2013 - 2021



Note: This graph is for illustrative purposes only

To address growing demand, Congress has increased the cap on the public housing units that can convert three times, most recently to 455,000 units in March 2018. Between completed conversions and those anticipating conversion, over 350,000 units are already reserved. Meanwhile, HUD continues to see very active interest from new PHAs wishing to participate. At the rate of interest over the past five years, we expect to reach the RAD cap within the next 10-18 months.