



# RENTAL ASSISTANCE DEMONSTRATION (RAD) UPDATE

## FREQUENTLY ASKED QUESTIONS

### 1. **WHAT IS RAD?**

RAD is an initiative developed by HUD that focuses on preserving the long-term affordability and upkeep of public housing.

- Under RAD, Public Housing Authorities are allowed to secure funding for public housing through a long-term rental assistance contract with HUD (up to 40 years)
- The long-term contracts under RAD provide for better financial stability to continue and improve upon housing and services offered to existing residents

### 2. **WHAT PROPERTIES ARE IN CHA'S RAD APPLICATION?**

CHA submitted a portfolio application for 10,935 units to participate in the RAD program to HUD in accordance with all applicable guidelines.

- CHA submitted specific applications for 33 properties with 3,734 units as a first phase of RAD on October 24, 2013
- The portfolio application includes a mix of family and senior properties
- CHA's application was submitted after HUD's 60,000 unit authorized cap was reached. In December 2014, the authorized cap was raised to 185,000 units
- In June 2015, CHA received a portfolio RAD award totaling 10,880 units, the largest award in the country. The CHA RAD Team is actively working with HUD to finalize the list of RAD properties and sequence the appropriate phasing

### 3. **HOW WERE THE PROPERTIES SELECTED?**

Properties included in CHA's RAD application were selected based on their characteristics to readily benefit from the more secure financing stream and meet RAD program requirements.

### 4. **WILL RESIDENTS' RENT CHANGE AS A RESULT OF RAD?**

Rents will remain at 30% of household income.

- About 3-4% of CHA residents currently pay a "Flat Rent" amount that is less than 30% of their household income
- Such tenants may experience rent increases up to, but not exceeding, 30% of their income. Applicable rent increases will be phased in over a 5- year period

5. **WILL RESIDENTS' LEASES CHANGE AS A RESULT OF RAD?**

The CHA Board of Commissioners approved a new form of lease for RAD properties in January 2015. The Board will continue to review and approve any lease amendments used in both public housing properties and RAD properties.

6. **DO RESIDENTS HAVE TO MOVE AS A RESULT OF RAD?**

No. RAD cannot result in the permanent involuntary relocation of any current resident. Additionally, no rescreening of tenants is allowed due to RAD.

7. **WILL THERE BE ANY CHANGE OF OWNERSHIP AS A RESULT OF RAD?**

CHA will continue to have an ownership stake in and maintain operational control of RAD-designated properties.

8. **WILL RESIDENTS STILL BE ABLE TO PARTICIPATE IN THE LOCAL ADVISORY COUNCILS (CAC & SHAC)?**

Yes. CHA will continue to recognize and fund the existing LAC/CAC /SHAC organizations and representatives.

9. **WILL CHA FOLLOW ALL OF THE REGULATIONS REQUIRED BY RAD?**

Yes. CHA will meet or exceed all regulations required by the RAD program.

10. **WILL THERE BE ADDITIONAL COMMUNICATIONS UPDATING RESIDENTS ON THE RAD PROGRAM?**

Yes. CHA will be required by HUD to hold a resident meeting for each property selected for the RAD program. Future actions associated with an award, including submissions of Financing Plans, will be submitted before the CHA's Board and will be available for public comment.

For more information, see CHA's RAD webpage at [www.thecha.org/rad](http://www.thecha.org/rad).