

RAD Component 2

Quick Tips



Component 2 of the Rental Assistance Demonstration (RAD) allows private owners to convert Mod Rehab, Rent Supp, and RAP properties to Section 8 rental assistance (project-based vouchers (PBV) or project-based rental assistance (PBRA)). Below are the key rights that advocates and tenants should be aware of during a RAD Component 2 conversion. For more information, please contact RAD@nhlp.org.

1

Right to Remain/ Return

Mod Rehab, Rent Supp, or RAP tenants living at the property before the RAD conversion have the right to remain at the property. If tenants are required to temporarily relocate because of construction work at the property, they have the right to return to the same property after the repairs are done. Tenants cannot be permanently involuntarily displaced because of the RAD conversion.



2

Limited Rescreening

Residents can only be rescreened at the time of the RAD conversion for the mandatory screening requirements established by statute (i.e. lifetime registered sex offenders and production of meth on a federally assisted property) and may not apply any discretionary screening requirements.



3

Relocation Rights

Any relocation of residents is subject to the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA). The URA requires the owner to help residents find a temporary relocation unit, reimburse residents for moving expenses, and provide rental assistance if tenants are being temporarily relocated.



4

Resident Participation Rights

After a RAD conversion, residents still have the right to establish and operate a resident organization to address issues related to their living environment, such as the physical conditions of the property.



5

Contract Renewal

Once the initial PBV or PBRA contract expires, the owner is eligible to renew the 15-year or 20-year contract with the federal government, as long as there are federal funds to do so. This will help keep the property affordable in the long-term.



6

Fair Housing and Civil Rights

Federal fair housing and disability protections, such as the Fair Housing Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act, apply throughout and after the RAD conversion.



7

Decent, Safe, and Sanitary Units

Before and after the RAD conversion, units must be found to be in decent, safe, and sanitary condition. For PBV properties, units must pass the Housing Quality Standards inspection before the RAD conversion. For PBRA conversions, the most recent REAC score must be greater than 60 in order to convert under RAD.



8

Choice Mobility

After living at a RAD PBV property for 12 months, or living at a PBRA property for 24 months, tenants have the right to move with tenant-based rental assistance (i.e. a Housing Choice Voucher).

