



Common RAD Civil Rights & Fair Housing Issues in RAD Component 1 Conversions



Important Civil Rights and Fair Housing Laws



- ★ **Fair Housing Act:** Prohibits housing discrimination based on race, color, national origin, religion, sex, disability, and familial status.
- ★ **VAWA:** protects the housing rights of victims of domestic violence, dating violence, or stalking.
- ★ **Title VI:** Requires housing providers to provide translation for tenants who don't speak English.
- ★ **Section 504:** Ensures people with disabilities have equal access to housing which may include making physical changes to make housing more accessible.

How Does HUD Ensure the Laws are Followed?

- ✓ **Eligibility review:** HUD reviews the RAD application to determine if the housing authority is eligible to convert some or all of its public housing under RAD, if there are any unresolved HUD investigations or complaints about the housing authority or public housing property, and if any proposed new private owner is eligible to own and manage the property
- ✓ **Site Selection Review:** HUD reviews whether the specific placement of the site set for conversion would violate any fair housing or civil rights laws.
- ✓ **Front End Civil Rights Review:** A more intensive review of RAD proposals that are particularly at risk of violating civil rights or fair housing law.



Common Practices that Violate the Law

- ✗ Not allowing tenants to return to the property after RAD conversion.
- ✗ Re-screening tenants and denying eligibility.
- ✗ Not providing accessible units.
- ✗ Failure to provide relocation payments.
- ✗ Not providing tenants with a grievance procedure.
- ✗ Refusing to grant reasonable accommodations.
- ✗ Refusing to rent to families with children.

