

RAD Leases & House Rules



When a property is converted to RAD, a tenant's existing public housing lease will be terminated. This means that the tenant will sign a new lease with the owner of the property. The lease requirements are different depending on the type of property.

Project Based Rental Assistance (PBRA) Leases

*Timing: The lease must become effective when the property officially converts to RAD. This means that current tenants will likely be asked to sign new leases before the RAD conversion.

*Must use HUD model lease with specific information including the following:

- ✓ Procedures regarding terminations of tenancy
- ✓ Reference to the house rules
- ✓ Building Maintenance
- ✓ Late charges
- ✓ Access by the landlord
- ✓ Term of Lease
- ✓ Tenants' right to organize

*Lease terminations: Cannot be terminated without good cause. Must follow PBRA HUD regulations, state, and local laws.

Project Based Vouchers (PBV) Leases

*No model lease required but must follow PBV regulations.

*Term: Initial lease must be 1 year.

* Timing: Must be signed or have effective date on or before beginning of HAP contract.

* Lease terminations: Must follow PBV HUD regulations, state, and local laws.

House Rules for PBRAs & PBVs

- ✓ Rules must be consistent with HUD requirements for subsidized properties and must be reasonable.
- ✓ House rules are an attachment to the lease but do not replace it.
- ✓ Rules cannot violate tenant's civil rights.
- ✓ Cannot conflict with the lease.
- ✓ Developing rules can be a great way for tenants, advocates, PHAs, and owners to collaborate!



Remember to prioritize tenant education regarding leases and house rules