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*

For additional information about the Rental Assistance Demonstration (RAD) program, please contact RAD@NHLP.org