

Things to Know About Your Local RAD Component 1 Conversion(s)

△ **Who:**

- Which housing authority is proposing to convert some/all of its public housing properties under RAD?
 - What has been the relationship between the housing authority and local tenant advocates? What challenges have local advocates had with this housing authority in the past?
- Will there be a new private owner coming in to own/manage the properties after the RAD conversion?
 - Yes: Who will this new owner be? Are they non-profit or for-profit? What is their reputation? How involved does the housing authority plan to be after the RAD conversion, if issues arise?
 - No: Does the housing authority already have a separate entity set up to own/manage the property after the RAD conversion, or will it be creating a separate entity for this purpose? Has the housing authority engaged in troubling practices at the public housing property that are likely to continue after the RAD conversion? Will the housing authority's public housing policies, house rules, and procedure remain that same at the RAD-converted property?
- Have the local public housing tenants organized into formal tenant associations? If not, are they interested in doing so? What are the demographics of the tenants living in the public housing properties?
- Who are the local advocacy partners and legal services attorneys who can support tenants? Do they already have actual/ potential clients who have or will be affected by the RAD conversion?

△ **What:** Is the housing authority proposing a RAD conversion to project-based vouchers (PBV) or project-based rental assistance (PBRA)?

- PBV: How and when is the housing authority proposing to amend its Administrative Plan?
- PBRA: How is the housing authority proposing to remain involved in the property after the RAD conversion?

△ **Where:** Which specific properties are being proposed for RAD conversion? How many units are at these properties? Is the housing authority only proposing to convert these properties, or does it plan to convert all of its public housing under RAD (“portfolio conversion”)?

△ **When:** What stage of the RAD conversion are the properties in?

1. Has the housing authority submitted its RAD application to HUD yet?
 - Yes: When did the housing authority meet (twice) with affected residents before submitting the RAD application? When did the housing authority send the RAD Information Notice to residents?
 - No: When does the housing authority plan to meet with affected residents and send the RAD Information Notice? When does the housing authority plan to submit its RAD application to HUD?
2. Has HUD preliminarily approved the RAD application by issuing a Commitment to enter into a Housing Assistance Payment contract (CHAP)? If so, when was the CHAP issued?
3. Has the housing authority submitted the Financing Plan to HUD? Will low-income housing tax credits be used at the property after the RAD conversion?
 - Yes: If there is also going to be a for-profit owner, how does the housing authority plan to “preserve its interest” in the property after the conversion?
4. Has HUD approved the Financing Plan by issuing a RAD Conversion Commitment (RCC) to the housing authority? If so, when was this RCC issued?
 - Yes: When was this RCC issued? Has the housing authority/ new owner started to temporarily relocate residents? What documents (i.e. scope of work) are attached to the RCC as conditions that must be met before the RAD conversion?
5. Has the property already converted to PBV or PBRA under RAD?
 - Yes: When did it officially convert (“closing”), as indicated by the signing of the new HAP Contract?

- No: When is the anticipated closing date?
- 6. How will/are the RAD-converted properties overseen after the RAD conversion? Are there local methods (i.e. data collection) that can be employed?
- △ **How:** How will the RAD conversion affect tenants and the availability of affordable housing in your community?
 - Is the housing authority/ new owner proposing to rescreen or permanently involuntarily relocate any tenants? Has the housing authority/ new owner offered any monetary buy-out packages to tenants?
 - Is the housing authority/ new owner proposing to temporarily relocate tenants during any construction/ rehabilitation at the property?
 - Yes: How long is this temporary relocation expected to last? Does the housing authority have a written relocation plan? Are there concerns with the contents of this relocation plan? Where will tenants be temporarily relocated to (other units on-site or other units off-site)?
 - No: Is the level of rehab/construction at the property such that non-relocated tenants may be living in units that are not decent, safe, and sanitary?
 - How will the waiting lists for the RAD-converted properties change? Will there be site-based waiting lists? How will current applicants on the public housing waiting list be affected?
 - Will there be new leases, house rules, grievance procedures, utility allowances, emergency transfers, and other policy changes for tenants after the RAD conversion? What opportunities are there to influence these policies and language? What tenant education efforts will there be for affected tenants?
 - What level of repairs will be made at the property because of the RAD conversion? Are these adequate to address the physical needs of the building? Will tenants' accessibility needs be met?
 - How does the housing authority/ owner plan to comply with Section 3 hiring and job training requirements?
 - How many tenants will owe debts to the housing authority at the time of the RAD conversion?
 - How will the housing authority implement tenants' right to receive priority for a tenant-based voucher ("choice mobility") after living at the RAD-converted property for 1 year (PBV) or 2 years (PBRA)? Will the housing authority implement a voucher inventory turnover cap or project turnover cap?
 - Identifying potential fair housing concerns:
 - Will the RAD conversion involve any new construction, on a new site or on the current site? Will this new construction be in an area of minority concentration?
 - Is the housing authority proposing to permanently move tenants to another property in another neighborhood as part of the RAD conversion ("transfer of assistance")?
 - Is the housing authority proposing to reduce the number of units at the property via RAD? How many of the units have been vacant for more than 24 months at the time of the RAD application?
 - Is the housing authority proposing to change the unit configuration at the property (i.e. 4-bedroom → 1-bedroom)?
 - Is the housing authority proposing to change the type of occupancy at the property (i.e. family → elderly)?
 - Does the construction schedule indicate that tenant temporary relocation is likely to exceed 1 year?
 - Will the property undergo new construction or substantial rehab that may affect accessibility?
 - Is the property currently subject to a Voluntary Compliance Agreement, consent decree, etc.?
 - Are Limited English Proficient (LEP) tenants being provided with the necessary language translation?
 - How will tenants' existing reasonable accommodations be transferred to any new private owner?
 - Before the RAD conversion, does the housing authority plan to continue to evict converting tenants, including for nonpayment of rent?

For additional assistance, please contact RAD@nhlp.org.