

Don't Get RAD-dled:

30-Minute Trainings for Tenant Advocates on What You Need to Know about the Rental Assistance Demonstration (RAD)



HUD is permanently privatizing 185,000 public housing units nationwide through the RAD program. RAD conversions have a profound impact on tenants' everyday lives, as well as the long-term affordability of our housing stock nationwide. Learn about how to ensure the greatest protections for RAD tenants and the availability of affordable housing in your community. **Please note that this training series is for legal aid**

attorneys, tenant advocates, and tenant leaders only. Please register for the entire training series here: <https://attendee.gotowebinar.com/register/3643126607321714691>.

The 30-minute segments will provide a brief overview of issues that tenants and advocates will encounter in RAD conversions nationwide, with an additional 10 minutes of Q&A. During each session, NHLP staff will discuss the protections guaranteed by RAD, relevant legal authorities, advocacy tips, and other resources.

- **Why and How Should I Get Involved in My Local RAD Conversion? (April 12, 10:30-11:10am PT)**
We will discuss the importance of becoming involved in your local RAD conversion, highlighting some of the potential unlawful practices and challenges that advocates have encountered once they become involved in their local RAD conversion.
- **RAD 101: Component 1 (April 26, 10:30-11:10am PT)**
RAD Component 1 allows public housing authorities to convert public housing to Section 8 project-based vouchers or project-based rental assistance. NHLP staff will provide an overview of the RAD Component 1 program and key tenant protections.
- **RAD 101: Component 2 (May 10, 10:30-11:10am PT)**
RAD Component 2 allows public housing authorities to convert certain other affordable housing programs, specifically the Rent Supplement, Moderate Rehabilitation, and Rental Assistance Payment programs, to Section 8 project-based vouchers or project-based rental assistance. NHLP staff will provide an overview of the RAD Component 2 program and key tenant protections.
- **RAD Tenant Organizing Rights (May 24, 10:30-11:10am PT)**
During and after a RAD conversion, tenants have certain rights to organize around and be consulted regarding the proposed RAD conversion plans. This training will provide an overview of those rights at various stages of the RAD conversion.
- **RAD Right to Remain, Rescreening, and Temporary Relocation (June 7, 10:30-11:10am PT)**
Public housing tenants at RAD-converting properties cannot be permanently displaced. These tenants have statutory rights to remain at the property or return to the property after being relocated temporarily during construction work at the property, and cannot be rescreened because of the RAD conversion. This training will briefly discuss these rights and how to ensure that they are implemented in your community.

- **Long-Term Oversight and Affordability (June 21, 10:30-11:10am PT)**
Privatizing public housing creates new risk about the long-term oversight and affordability of these properties. NHLP staff will discuss existing protections and restrictions that are required by RAD, as well as ways to advocate for stronger protections in your community.
- **Common RAD Fair Housing and Civil Rights Issues (July 12, 10:30-11:10am PT)**
RAD conversions have the potential to reveal and create many situations that trigger fair housing and civil rights protections for tenants. This training will discuss those protections, the rights of RAD tenants, and common issues that advocates have encountered in their communities.
- **Demolishing and Reducing Units via RAD (August 2, 10:30-11:10am PT)**
Substantial rehabilitation or new construction of RAD properties creates the opportunity for housing authorities to reduce the number of units at a particular property. NHLP staff will discuss the current restrictions on reducing the number of units, and how to advocate for stronger protections in your community.
- **Leases and House Rules After RAD (August 16, 10:30-11:10am PT)**
Because of RAD, tenants will be required to sign new leases and likely will have to agree to new house rules with a new property manager. This training will focus on existing requirements and limitations for those leases and house rules, as well as practical advocacy tips for ensuring that this language supports tenants.
- **Grievance and Choice Mobility Rights After RAD (August 30, 10:30-11:10am PT)**
RAD Component 1 requires that public housing tenants maintain the rights they had under Section 6 and 9 of the U.S. Housing Act, including the public housing grievance procedure protections to dispute any owner action or inaction. Additionally, after tenants have lived at the RAD-converted property for 12 months or 24 months, they have the right to move with tenant-based rental assistance. This training will focus on these RAD requirements and advocacy tips for ensuring a strong, tenant-supportive grievance procedure in your community, as well as tenants “choice mobility” rights and limitations.

For additional questions about the *Don't Get RAD-dled* training series, please contact Jessie Cassella at JCassella@nhlp.org. For more information about RAD, please visit <http://nhlp.org/RAD>.

About RAD

RAD was enacted by Congress in 2012 to allow public housing authorities (PHAs) to permanently convert public housing and other affordable housing properties to the project-based Section 8 housing program. The purpose of the RAD program is to repair and improve the physical quality of public housing and other affordable housing units by bringing in other funding sources beyond Congressional appropriations, such as low-income housing tax credits. Public housing properties need over \$49 billion in repairs, and 10,000 public housing units are lost each year because they are in such poor condition that they become uninhabitable. While the conditions of these properties must be addressed, the RAD program goes beyond physical improvements to the property and changes the type of federal housing subsidy and rules that will apply to tenants and owners after the RAD conversion. Meaningful tenant education and participation are critical to ensure that these properties remain available to support families, seniors, persons with disabilities, and other low-income tenants who rely on federally assisted housing.

