

# FACT SHEET



## Attention:

**Residents** of Section 8 Moderate Rehabilitation (Mod Rehab) and McKinney Moderate Rehabilitation Single Room Occupancy (Mod Rehab SRO) properties participating in the U.S. Department of Housing and Urban Development's (HUD's) Rental Assistance Demonstration (RAD) program

U.S. Department of Housing and Urban Development  
**Office of Recapitalization**



This fact sheet is part of a HUD outreach initiative intended to increase knowledge and awareness of the:

- Benefits of RAD conversion
- Role that residents play in the conversion process
- Rights afforded to residents under the RAD program

It also includes information on how conversion may affect the property, your unit, and the amount of rent that you pay.

## What is RAD?

RAD is a HUD program that allows Owners of Mod Rehab and Mod Rehab SRO properties to convert their Section 8 Mod Rehab rental assistance contract to a long-term Section 8 Housing Assistance Payment(s) (HAP) contract.

**December 2025**



### What are the benefits of RAD conversion?

Converting properties receive a new rental assistance contract with a term of up to 20 years that automatically renews, and ensures that units at the property remain affordable into the future.

Owners get to choose between two types of Section 8 HAP contract, Project-Based Vouchers (PBV) and Project-Based Rental Assistance (PBRA).

Conversion provides Owners with an opportunity to access new debt and equity financing for use in addressing current and future repair and replacement needs at the property.

Even simple renovations can make a big difference in the feel and comfort of a property. Some residents at properties renovated after RAD conversion said their unit felt brighter, cleaner, fresher, and safer.

Residents continue to pay affordable rent, typically 30% of the household's adjusted income, and are not re-screened at RAD conversion.

### Can I remain in my current apartment?

Residents have a right to remain in or return to an assisted unit at the covered project if relocation is required.

The right to return does not guarantee you will be able to return to your current unit, but instead that you will be able to return to an assisted unit that is right-sized for your family composition.

### How will I know if my project is participating in a RAD conversion?

The project Owner must notify residents in writing of their intent to participate in the RAD program. In addition, the Owner must conduct at least two resident meetings to explain the proposed conversion and allow for feedback.

### Will I need to relocate?

If conversion includes new construction, renovations, or repairs, residents may be asked to temporarily relocate while the work is being done. The Owner must provide the affected household with another residence, either within the same property or at a different property during the construction period. The property Owner is required to let residents know in advance if relocation will be needed and must pay all covered relocation costs.

When the renovation or repairs are completed, residents have a right to return to an assisted unit at the converted property.

### Will the amount of rent that I pay change?

No, residents continue to pay an affordable rent, typically set at 30% of the household's adjusted monthly income.



# What other rights and protections does RAD provide residents?

## Resident Meetings & Notification Requirements



The Owner or management agent must hold at least two resident meetings to explain the proposed conversion plan, and the timeline for completing the conversion. Residents must be notified of these meetings in writing. The notification letter must include a description of any proposed new construction, renovations or repairs, any proposed temporary relocation of residents, and information on how to submit comments on the proposed plan.

## Resident Input & Feedback



The Owner must submit all comments received to HUD and include a plan for addressing these comments before HUD will approve the proposed conversion plan. An Owner may not terminate a resident's lease based on their comments.

## Right to Return



RAD conversion may not result in the permanent involuntary displacement of any resident. Any person who is legally on the lease or otherwise in lawful occupancy of an assisted unit at the property at or after submission of a proposed Conversion Plan has a right to remain in or return to an assisted unit at the converted property.

## Relocation Costs & Protections



If the HUD approved conversion plan includes any new construction, rehab or repairs which require the temporary relocation of residents, the property Owner must pay for the cost of temporary relocation as set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (known as the URA).

## Rescreening Protections



At RAD conversion, residents may not be excluded from occupancy based on any rescreening, income eligibility, or income targeting, but will be subject to any ongoing eligibility requirements after conversion.

## Choice Mobility



Residents have a right to a Choice-Mobility option (i.e., a tenant-based voucher) after 12 months for projects converting to PBV or the later of 24-months after execution of the new assistance contract or 24-months after move-in for projects converting to PBRA, subject to certain exemptions and caps as described in the RAD Notice.



## What should I expect during resident meetings?

The purpose of the resident meetings is to provide residents with detailed information about the RAD conversion, including any proposed construction or rehabilitation, any proposed relocation, and any PBV or PBRA program rules that may differ from Mod Rehab rules. Residents are encouraged to ask questions, make comments, and/or express concerns about the proposed plans. Residents should make sure property Owners are aware of any items at the property that need to be repaired or replaced.

## What are some differences between the existing Mod Rehab contract and the new Section 8 PBV or PBRA HAP contract?

	Mod Rehab Section 8 Contract	PBV or PBRA HAP Contract
<b>Contract Term</b>	1 year	Long-term, up to 20 years, and renewable
<b>Tenant Rent</b>	30% of adjusted income	30% of adjusted income
<b>Choice-Mobility Option (Tenant-Based Voucher)</b>	None	Available after 24 months (if PBRA) or 12 months (if PBV), subject to exemption and caps
<b>Access to Financing for Property Improvements</b>	Limited due to 1-year contract term	Facilitates Owner's ability to access debt and equity financing
<b>Resident Displacement Protection</b>	None	Right to remain in or return to an assisted unit at converted property
<b>Resident Participation</b>	None	Right to comment on Owner's proposed conversion plan
<b>Property Inspections</b>	Performed by Public Housing Authority (PHA)	Performed by PHA (if PBV) or Owner (if PBRA)
<b>Income Recertifications</b>	Performed by PHA	Performed by PHA (if PBV) or Owner (if PBRA)
<b>Wait List</b>	Maintained by PHA	Maintained by PHA (if PBV) or Owner (if PBRA)



## For more information:

For additional information about the RAD program, see:

- RAD Notice, Rev-4, H-2019-09 PIH 2019-23 (HA) at: [www.hud.gov/hud-partners/rad-notices](http://www.hud.gov/hud-partners/rad-notices)
- The RAD Resource Desk at: [www.radresource.net](http://www.radresource.net)

Residents, advocates, and other interested parties can find additional educational tools and submit a question or complaint about a RAD conversion at: [www.hud.gov/hud-partners/rad-mod-rehab-prac-residents](http://www.hud.gov/hud-partners/rad-mod-rehab-prac-residents)

**HUD's Office of Recapitalization (Recap)** administers the RAD program.

You can email Recap at: [Rad2@hud.gov](mailto:Rad2@hud.gov)

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