

RENTAL ASSISTANCE DEMONSTRATION (RAD)

FACT SHEET #6: RESIDENT PARTICIPATION & FUNDING FOLLOWING CONVERSION

WHAT IS RAD?

The **Rental Assistance Demonstration (RAD)** is a program of the Department of Housing and Urban Development (HUD) that seeks to **preserve affordable housing**.

Public housing units across the country need more than \$26 billion in repairs and many public housing agencies (PHAs) do not have enough money to keep units in good condition. RAD provides PHAs a way to stabilize, **rehabilitate**, or replace properties.



WHAT ARE RESIDENT ORGANIZATIONS?

HUD recognizes the importance of resident involvement in improving the quality of life for residents. Resident organizations and councils should work to improve resident satisfaction and participate in initiatives that enable residents to create a positive living environment for all families.

In the public housing program, residents are able to organize and form a resident council to represent their interests to the PHA. Resident councils are encouraged to meet regularly with

FACT SHEETS FOR PUBLIC HOUSING RESIDENTS

This series of fact sheets is intended to help residents of public housing learn about RAD. All fact sheets are posted on RAD's website at www.hud.gov/rad, under the 'Residents' tab. This fact sheet explains RAD's resident participation and funding rules.

their PHA to discuss issues, plan activities, and review progress.

To establish and operate a resident council, your PHA must allow you to:

- Contact other residents;
- Conduct surveys of residents to determine interest in establishing an organization or to offer information about an organization;
- Distribute leaflets in the lobby and common areas and place leaflets at or under residents' doors;
- Post information on bulletin boards;
- Hold regularly scheduled meetings in a location where residents can easily attend; and
- Conduct other reasonable activities.

Your resident organization may coordinate a response on behalf of residents to proposed PHA actions such as:

- Changing from PHA-paid utilities to resident-paid utilities;
- Reducing resident utility allowances;
- Converting units to non-residential use;
- Rent increases; or
- Major construction or modernization work at your property.

Under the public housing program, your PHA had to recognize legitimate resident councils, provide funding to support these organizations, and give reasonable consideration to the concerns raised by these organizations.

WILL I HAVE A RIGHT TO ORGANIZE AFTER A RAD CONVERSION?

Following a conversion under RAD, **you will have the right to maintain, establish, and operate a resident organization.** The property owners must continue to recognize legitimate resident organizations, provide funding to support these organizations, and give reasonable consideration to the concerns raised by these organizations.

What makes a resident organization "legitimate"?

To be considered "legitimate," your resident organization must:

- Be established by the residents of the property;
- Meet regularly;
- Operate democratically;
- Represent all residents at the property; and
- Be independent from the property owner.

If there is no legitimate resident organization at your property, HUD encourages your property owner to actively engage residents and develop a constructive working relationship.

WILL RESIDENT ORGANIZATIONS RECEIVE RESIDENT PARTICIPATION FUNDING?

After a RAD conversion, your property owner must provide resident participation funding in the amount of **\$25 per occupied unit per year.** For example, a 100-unit property fully occupied for

the whole year would need to set aside \$2,500 to support resident participation.

The resident organization must receive at least \$15 of this amount to fund resident participation activities such as resident education, organizing around tenancy issues, and training activities. The owner may use \$10 of this amount to pay for any costs to administer resident participation activities.

If your resident council had unused resident participation funds before participating in RAD, that money will still be available for your resident organization's use after the conversion.

DEFINITIONS:

- **Resident Organization** – A group of residents with elected leaders that is responsible for representing resident interests to your property owner.
- **Resident Participation** – Organizing and forming a resident organization to improve residents' quality of life and participate in initiatives that enable residents to create a positive living environment for all families of the property.
- **Resident Participation Funding** – Funding provided to a resident organization to fund activities such as resident education, organizing around tenancy issues, and training activities.