



Rental Housing

RAD Cleared To Double Capacity: HUD's Rental Assistance Demonstration (RAD) program now has the authorization to convert nearly half of the nation's 1.1 million-unit public housing portfolio to public/private ownership and private management. The Omnibus FY 2018 appropriations bill made the expansion possible. It increased the ceiling on RAD conversions to 455,000 units, an increase of 240,000 units over the current cap. The increase allows HUD to provide a 92,000-unit conversion to accommodate public housing authorities on the waiting list and to list nearly 150,000 additional units available for conversion. The legislation also creates a new class of RAD properties -- Section 202 Project Rental Assistance Contracts. There are more than 120,000 PRAC units across 2,800 properties nationwide serving very low-income elderly Americans. PRACs will now be able to convert to long-term Section 8 Housing Assistance Payment contracts. The program expansion ensures RAD will likely move from demonstration to full program. RAD is a centerpiece of an Obama administration strategy created 2011 and snuck into the FY 2012 appropriations bill to ensure its authorization. It is intended to eventually be a nationwide rental-housing single-payer, single-provider platform administered through HUD. The legislation also authorized RAD to inflate Rental Assistance Payment contracts in high-cost areas to match comparable market-rate rents.

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