



RENTAL ASSISTANCE DEMONSTRATION (RAD) IN WISCONSIN

RAD was created in order to give public housing authorities (PHAs) a powerful tool to preserve and improve public housing properties and address the over \$35 billion-dollar nationwide backlog of deferred maintenance.

BY THE NUMBERS

Wisconsin Public Housing Authorities have converted 18 projects covering 1,181 housing units under the RAD program. That means approximately 2,980 people have had their assisted housing secured and preserved for the long-term on the Section 8 platform. Under RAD, the physical condition of these properties will be improved and capital needs for the next 20 years will be accounted for, ensuring that these homes remain affordable in perpetuity.

These transactions have secured \$61,426,272 in construction investment, equating to \$52,012 per unit built or rehabbed. That means that through RAD, 1,178 direct and indirect jobs have been created in Wisconsin. To date, Wisconsin ranks 42 in the country for the percentage of former public housing units that have been preserved.

Based on closed transactions, the most active PHAs in Wisconsin participating in RAD are:

Housing Authority	Closed Transactions	Closed Units
Housing Authority of the City of Milwaukee	12	692
Wausau Community Development Authority	1	149
Merrill Housing Authority	1	102
Antigo Housing Authority	1	84
West Bend Housing Authority	1	71

11 projects covering 913 units are currently in the Wisconsin RAD pipeline.

RAD FACTS

1. RAD allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public housing stock. This is critical given the backlog of public housing capital needs - estimated at over \$35 billion.
2. In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed in perpetuity. A Use Agreement is also recorded under RAD, further enforcing HUD's long-term interest. This ensures that the units remain permanently affordable to low-income households.
3. Residents benefit from a right of return, a prohibition against re-screening, and robust notification and relocation rights. Residents continue to pay 30% of their adjusted income towards the rent and they maintain the same basic rights as they possess in the public housing program and gain a new option to request tenant-based assistance if they wish to subsequently move from the property.
4. RAD maintains the ongoing public stewardship of the converted property through clear rules requiring ongoing ownership or control by a public or non-profit entity.
5. RAD is highly cost-effective, relying on shifting existing levels of public housing funds to the Section 8 accounts as properties convert.

FOR MORE INFORMATION

To see photo essays documenting the resident experience, please visit www.hud.gov/RAD/news/photoessays. To contact the RAD team, please email rad@hud.gov.