



# Key Takeaways

## Fair Housing and Civil Rights Reviews

1. **Fair housing and civil rights laws**, including the Fair Housing Act, Title VI of the Civil Rights Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act, **apply throughout the planning and implementation of a RAD conversion.**
2. The “**RAD Fair Housing, Civil Rights, and Relocation Notice**” (Notice H 2016-17/PIH 2016-17 (HA)) (the “Notice”) provides guidance on complying with fair housing and civil rights laws during a RAD conversion.
3. The Notice requires that RAD projects undergo a **front-end civil rights review** if they involve certain activities identified as particularly at risk of violating applicable fair housing and civil rights laws. These activities are:
  - a. New construction in an area of minority concentration. (See sections 5.2 and 5.4 of the Notice.)
  - b. Transfer of assistance. (See section 5.5 of the Notice.)
  - c. Reduction in the number of units with two or more bedrooms or reduction in UFAS units (See section 5.6 of the Notice.)
  - d. Increase in the number of UFAS mobility units above 10% of the units at the project or increase in the number of UFAS sensory units above 4% of units at the project. (See section 5.6 of the Notice.)
  - e. Change in occupancy type. (See section 5.6 of the Notice.)
  - f. Relocation more than 12 months. (See section 5.7 of the Notice.)
  - g. New construction or substantial alteration, as those terms are defined under Section 504 of the Rehabilitation Act of 1973. (See section 5.7 of the Notice.)
  - h. HUD may also review, at its discretion, projects that are subject to a remedial agreement or where HUD has identified potential fair housing and civil rights concerns or a history of such concerns. (See section 5.7 of the Notice.)
4. PHAs must submit their materials for front-end civil rights review **via the RAD Resource Desk**. Submission templates are available on the RAD Resource Desk.
5. **PHAs should submit their materials for front-end civil rights review early in the process.** In general, a project must undergo any required front-end civil rights reviews and receive any required approvals prior to submission of the Financing Plan.