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 include:
   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.