



## In this Issue of the RADBlast!:

- [RAD's Big Footprint in Small Town America](#)
- [Disaster Planning in RAD Conversions](#)
- [Green and Resilient Retrofit Program Awards and Upcoming Deadlines](#)
- [Updated PBRA Quick Reference Guide](#)
- [New Faircloth-to-RAD Documents Posted](#)
- [Philadelphia Faircloth-to-RAD Spotlight](#)
- [Apply Now for Choice Neighborhoods](#)

### **RAD's Big Footprint in Small Town America**

In honor of the upcoming Veterans Day holiday, the Office of Recapitalization wants to thank all current and past military service members for their enduring commitment to our country. This story of public housing in Brenham, Texas, is one that begins with the vision of Lieutenant Colonel (Lt. Col.) Ray



who, like so many other veterans, continued the tradition of service on his return to civilian life. Recently, local leaders renewed Lt. Col. Ray's vision, embracing the Rental Assistance Demonstration (RAD) program as a critical lifeline to preserve the affordable housing in this community of fewer than 20,000 people located in the rolling hills and rich ranch lands near where the Texas Declaration of Independence was signed.

After serving in the Air Force, Lt. Col. Ray spearheaded the town's first public housing development with 60 homes in 1971. The public housing stock in Brenham would eventually grow to 300 homes. However, by 2014, it was evident that the housing stock was deteriorating more quickly than it could be repaired, and Brenham Housing Authority (BHA) had no readily available source of funds for major capital investments. At first skeptical of RAD, a few questions came to mind. Was it just for larger agencies? Would residents be displaced? Through RAD, BHA was able to finance the rehabilitation, demolition, new construction, and temporary relocation of residents to transform Parklane Villas into a beautiful and sustainable public resource for current and future generations. Today, Parklane Villas features abundant open space, a community center, a workout facility, a communal room for events, a daycare facility, and a business center with computers. Apartment homes feature modern bathrooms and kitchens, ample storage, and in-unit washers and dryers.

[View the Photo Essay Here](#)

## Disaster Planning in RAD Conversions

The RAD Supplemental Notice published this July requires Public Housing Authorities (PHA) to analyze a property's hazard risk by use of [FEMA's National Risk Index](#). If climate hazards are identified, PHAs are required to create a property-wide disaster plan including, among other items, an evacuation plan that describes safe egress route(s), plans for evacuating residents with disabilities and special needs, and clear communication of the evacuation plan and safety resources for residents. To help PHAs and their partners develop property-specific plans, HUD created the [Multifamily Disaster Preparedness Template](#). The template is a model document that users can fill out to establish a Disaster Plan. It references best practices for disaster and evacuation planning and provides resources for users to learn more as they consider their property's needs. It is designed to guide users through the process of gathering appropriate information and resident input, drafting a plan, and educating residents and staff about the plan.

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## Green and Resilient Retrofit Program Awards and Upcoming Deadlines

The new Green and Resilient Retrofit Program (GRRP) announced the first set of Leading Edge awardees on October 19th, providing over \$100 million in funding for utility efficiency, carbon reduction, and climate resilience improvements. Applications are still open, with the following upcoming deadlines:



- Comprehensive - November 30, 2023
- Elements - January 4, 2024

Properties that converted to project-based rental assistance (PBRA) contracts on or before September 30, 2021, are eligible for funding and are encouraged to apply. Additional program information and application details can be found on the [GRRP website](#).

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## Updated PBRA Quick Reference Guide

An updated PBRA Quick Reference Guide incorporating changes from the RAD Supplemental Notice is now available on the RAD Resource Desk Document Library.

- [RAD PBRA Quick Reference Guide](#) – Revised November 2023
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## New Faircloth-to-RAD Documents Posted

We've posted an updated Faircloth-to-RAD Guide incorporating changes from the RAD Supplemental Notice.

- [Faircloth-to-RAD Guide](#) – Revised November 2023

In case you missed it, HUD hosted a Faircloth-to-RAD webinar on September 20<sup>th</sup>. A recording of the webinar, the PowerPoint slides, and written Q&As from the session have been posted on the RAD Resource Desk.

- [Faircloth-to-RAD Webinar Recording](#)
  - [Webinar Slides](#)

- [Webinar Q&A](#)

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## Philadelphia Faircloth-to-RAD Spotlight

[This article](#) showcases how Philadelphia achieved a dramatic, largescale transformation in the Sharswood Choice Neighborhood by leveraging Faircloth-to-RAD in combination with RAD, using the flexibilities offered through Choice Neighborhoods Implementation Grants



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## Apply Now for Choice Neighborhoods!

While Sharswood is the first to add Faircloth-to-RAD in a Choice Neighborhood and RAD combined revitalization effort, it's one of many successful projects that have leveraged HUD's Choice Neighborhoods program and RAD together.

If you're interested in applying for a Choice Neighborhood Implementation Grant, the FY 2023 Notice of Funding Opportunity (NOFO) is currently available on [grants.gov](https://www.grants.gov). Approximately \$259 million in grants are available and HUD intends to add the upcoming FY24 appropriations to this amount to make additional awards. HUD recently extended the application deadline to February 13, 2024, to provide additional time to apply. Implementation Grants support communities that completed a comprehensive local planning process and are ready to implement their "Transformation Plan" to revitalize the neighborhood. Eligible applicants are PHAs, local governments, and tribal entities. Applicants must download the [full application package on grants.gov](#). A copy of the NOFO and a webinar for prospective applicants can be found [here](#). Implementation Grants provide up to \$50 million to replace severely distressed public housing with a new mixed-income community. Grant funds may be used to develop new public housing, project-based voucher units (PBV), and RAD-PBV or RAD-PBRA units. Funds are also used for resident supportive services and physical neighborhood improvements in the area surrounding the new housing community.

Thank you,  
The RAD Team

[Return to Top](#)