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Major Repairs Funded for More Than 1,600 Affordable Homes in Brooklyn, New York

On November 29th, the New York City Housing Authority (NYCHA) completed a Rental Assistance demonstration (RAD) conversion of a scattered site development known as Reid Park Rock Apartments which will substantially rehabilitate and modernize 1,698 homes across 15 developments in Eastern Brooklyn. Through a RAD & Section 18 Blend,




NYCHA is making improvements to their existing affordable housing stock, while ensuring that all residents benefit from robust resident protections, and that the homes remain affordable for the long-term. Since 2020, NYCHA has funded the capital improvement of \$3.4 billion across over 15,000 homes for public housing residents. The Reid Park Rock Apartments are now on a project-based Section 8 contract, which allows for higher levels of funding to directly support improvements to resident homes. The total construction investment of over \$513 million, or approximately \$300,000 per home, was financed with a commercial loan, contributions from co-developers, and state or local funds.

The rehabilitation will include major improvements to both the interior and exterior of the properties. Homes will feature upgraded kitchens, equipped with ENERGY STAR® appliances, and bathrooms, as well as new windows, flooring, and lighting. Residents will also enjoy redesigned and upgraded common spaces that will include a multipurpose community room. Several homes will be made more accessible to accommodate residents with audio-visual and mobility impairments. The preservation and redevelopment of these properties ensures that these homes remain safe and affordable for the long-term.

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Increasing RAD Rents in Faircloth-to-RAD Developments

The [RAD Supplemental Notice](#), published on July 27th, provides Public Housing Authorities (PHA) new flexibility to augment the RAD contract rents used in certain Faircloth-to-RAD developments. In addition to updating the [Faircloth-to-RAD Guide](#) and [webinar](#), HUD updated the RAD Resource Desk (see image below) so that PHAs can evaluate their eligibility and submit a request to use voucher reserves to augment the RAD rents. When completing the application, the RAD Resource Desk will prompt users to input PHA and property characteristics to determine rent augmentation eligibility. For non-Moving to Work agencies, the RAD Resource Desk will automatically check eligibility to use Section 8 Housing Assistance Payment reserves to augment the rents based on the criteria specified in the RAD Supplemental Notice and using rental vacancy data available on huduser.gov.



Are you an MTW agency?	<input type="text" value="No"/>
Do you want to use existing HAP reserves to supplement the initial contract rents?	<input type="text" value="Yes"/>
Zip Code of the New Development:	<input type="text" value="91406"/>
In which county will the New Development be located:	<input type="text" value="Los Angeles"/>
1) Metropolitan Statistical Area where rental vacancy rate is less than 4%	<input type="text" value="No"/>
2) Micropolitan Statistical Area where rental vacancy rate is less than 4%	<input type="text" value="No"/>
3) Zip Code where rental vacancy rate is less than 4%	<input type="text" value="Yes"/>
4) Zip Code where 90% of the SAFMR > 110% of the Metropolitan FMR	<input type="text" value="No"/>
Does the New Development meet at least one of the following criteria:	
1) The Faircloth-to-RAD units do not make up more than the greater of 25 units or 25% of the units in the project.	<input type="text"/>
2) The Faircloth-to-RAD units do not make up more than the greater of 25 units or 40% of the units in the project if it is in a census tract where the poverty rate is no greater than 20%.	<input type="text"/>
Census Tract:	<input type="text"/>
3) The units are made exclusively available to people who are elderly, eligible for supportive services, or youth receiving HCV Family Unification Program assistance.	<input type="text" value="Yes"/>
This property is eligible to use existing HAP reserves to augment the rents.	
0 BR Rent Augmentation Requested (PUPM):	<input type="text" value="\$0"/>
1 BR Rent Augmentation Requested (PUPM):	<input type="text" value="\$0"/>

New Way for Residents to Contact Us

We are pleased to announce the publication of the new [Resident Inquiry and Complaint](#) page! The new contact option provides an easy-to-use format for residents to submit questions or raise issues to HUD regarding the RAD process as it relates to resident rights. The [questionnaire](#) enables our RAD Resident Engagement and Protections Team to gather vital information, so they can quickly respond and investigate when an inquiry or complaint is received.

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On the Road for RAD Training in Miami, Florida

To engage collectively with residents and PHAs, members of the RAD Resident and Engagement Team traveled to Miami, Florida to deliver a two-day training on resident engagement and protections in RAD. Staff from the Office of Recapitalization met with residents, the Miami-Dade County's Office of Public Housing and Community Development and Office of Housing Advocacy, the local HUD Field Office, the Miami Worker's center, Miami Homes for All, and other local commissioners and housing advocates. The training was hosted by the Circle of Brotherhood, a local community organization group.

If you are a PHA, developer, property manager, resident organization, or advocacy organization working with RAD in some capacity and need technical assistance or training on RAD implementation and resident rights, please contact the RAD Resident Engagement and Protections Team at RAD@hud.gov.



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Available Grant Opportunities

We want to make sure that PHAs and their partners are aware of ongoing funding opportunities:

- The **Green and Resilient Retrofit Program (GRRP)** Notice of Funding Opportunity (NOFO) is available to properties that converted to Project-Based Rental Assistance (PBRA) contracts prior to September 30, 2021, and provides funding for energy-efficiency and climate resilience investments. There are multiple application dates through the first half of 2024. Please refer to the specific [Elements](#), [Leading Edge](#), and [Comprehensive](#) NOFOs for details. More information is available at www.hud.gov/grp.
- The **Choice Neighborhoods Implementation Grant** FY23 NOFO provides grants 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, as well as for resident supportive services and physical neighborhood improvements. The application deadline is **February 13, 2024**. A copy of the NOFO and a webinar for prospective applicants can be found [here](#).

Thank you,
The RAD Team

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