

FACT SHEET #14

RAD and Section 18 Blends



Section 18 of the Housing Act of 1937 provides authority for public housing properties to be demolished or sold. Sometimes, Section 18 is used together with RAD in order to preserve or replace the affordable housing.



What Is Section 18?

Section 18 is a program that allows public housing authorities (or “PHAs”) to sell or demolish public housing properties. A “sale” can be from the PHA to an affiliate of the PHA or to a completely new owner. In the RAD context, the PHA often stays involved in the ownership. When HUD approves a property for sale under Section 18, HUD provides the PHA with new Section 8 voucher funding so that the PHA can continue providing rental assistance to the same number of families that were assisted through the public housing program. Section 18 was originally designed for properties that are physically obsolete or that pose a health or safety risk to residents. More recently, PHAs have used Section 18 to switch from the public housing program to the Section 8 program because the voucher funding provides more resources to the property than the public housing funding would, resources which can be used to make improvements to the property.



What Is a RAD/Section 18 Blend?

In some cases, a PHA may choose to use both RAD and Section 18 together in order to preserve or renovate a property. A PHA may do this because it can allow the property to generate more funding to pay for the construction or rehab. When this occurs, the units assisted under public housing must be fully replaced with Section 8 assistance—Project-based Voucher (PBV) or Project-based Rental Assistance (PBRA). Further, all the former residents have the same rights and protections described in these Fact Sheets.



How Will I Know If My Property Is Undergoing a RAD/Section 18 Conversion?

Any PHA that wants to pursue a RAD/Section 18 blend must adhere to the RAD resident consultation and meeting requirements. A PHA must state their intent in their PHA Plan and must host a public hearing to allow for resident and community input. For more information, see **Fact Sheet #5: Resident Engagement and Consultation**.



What Are My Rights Under a RAD / Section 18 Conversion?

Under a RAD/Section 18 blend, a resident has all the protections that would come with a RAD conversion including:

- Right to return;
- Right to tenant participation funds;
- Right to tenant grievance procedures;
- Protection for residents who may be over-income or over-housed;
- Continued Participation in the Family Self Sufficiency (FSS) & Resident Opportunity for Self Sufficiency (ROSS) programs;
- Resident notice and meeting requirements; and
- Relocation assistance and payments.



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