Rental Assistance Demonstration (RAD)  
Office of Recapitalization

$10 BILLION INVESTED IN RAD-CONVERTED PUBLIC HOUSING

RAD HAS REACHED A BIG MILESTONE

In just seven years since the first public housing property converted under RAD, Public Housing Agencies (PHAs) and their partners have cleared another major milestone—surpassing over $10 billion for the improvement and replacement of converting public housing properties. Founded on the core principles of maintaining and strengthening resident rights, replacing affordable units one-for-one, ongoing public stewardship, and long-term affordability, PHAs have effectively used RAD to stabilize, rehabilitate, or replace public housing properties.

RESIDENTS IN FOCUS

Residents at RAD-converted properties maintain a robust suite of rights and protections to make sure that they benefit from the improved housing.

"When we heard that RAD [was being used], it was hard for us to believe that somebody would come and rescue us.... But then I started going to the meetings, and I said, ‘You know, this does sound great, maybe it will come to pass....’ When they started work, I said, ‘Oh my God, this is really true!’"

-Rita Joseph  
Far Rockaway, NY

"[Spring Garden is] a real blessing, more than I imagined... having this nice new place to live will help me in my desire... to make my life better."

-Keith Washington  
Philadelphia, PA

"All of these opportunities were part of my recovery of being transformed to a new life."

-John Zirker  
Nashville, TN

To see more photo essays documenting the resident experience in RAD, please see https://www.hud.gov/RAD/news/photoessays.

RAD BY THE NUMBERS

- total construction investment for modern, safe, and affordable housing for low-income households  
- $10B
- private and public capital leveraged for every dollar of Congressionally-appropriated public housing funds  
- $12.57
- years it would have taken to collect enough public housing capital funds to complete a similar amount of construction, based on recent funding levels  
- 34
- jobs directly or indirectly created through RAD construction, many for low-income residents through Section 3 requirements  
- 190K
- average construction investment per RAD converted home  
- $60K  
  - 12K
- newly constructed units to provide brand new homes to tenants  
- 8K
- assisted units moved to neighborhoods with greater access to amenities such as jobs, schools, and transportation  
- >99%
- homes preserved, improved, or replaced, of which 140K are RAD-converted units and 25K are income-restricted affordable housing and market-rate units in the same properties  
- 165K
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90% of public housing residents remained in or returned to their properties following a RAD conversion, according to a recent evaluation. Under RAD, all residents have a right to return to the property or may accept an alternative affordable housing option.
THE JOURNEY TO $10 BILLION IN RAD CONSTRUCTION

$10B
$8B
$6B
$4B
$2B
$0


Each circle represents a Congressional legislative change or a HUD policy innovation, illustrating the continuing experimentation with new tools under the Demonstration authority.

Rad Across America

Click on the name of a state to view a downloadable state fact sheet.

KEY

Percentage of Public Housing Units Converted to RAD

- 0% – 5%
- 5.01% – 15%
- 15.01% – 25%
- >25.01%

See our state fact sheets to read more about an individual state: https://www.radresource.net/pha_data.cfm.

All RAD data current as of 10/22/2020