

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.



RAD BY THE NUMBERS

\$10B

total construction investment for modern, safe, and affordable housing for low-income households

\$12.57

private and public capital leveraged for every dollar of Congressionally-appropriated public housing funds

34

years it would have taken to collect enough public housing capital funds to complete a similar amount of construction, based on recent funding levels

190K

jobs directly or indirectly created through RAD construction, many for low-income residents through Section 3 requirements

\$60K

12K

QK

99%

165k

average construction investment per RAD converted home

newly constructed units to provide brand new homes to tenants

assisted units moved to neighborhoods with greater access to amenities such as jobs, schools, and transportation

of public housing units newly assisted under long-term Section 8 contracts

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



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.

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.



Rita Joseph Far Rockaway, NY

"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!'"



Keith Washington Philadelphia, PA

"[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



John Zirker Nashville, TN

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

THE JOURNEY TO \$10 BILLION IN RAD CONSTRUCTION Fort Worth Housing Solutions completes their final transaction in an initiative made possible by RAD to replace hundreds of 1940s-era units \$10B in Butler Place, an isolated site surrounded on all sides by freeways, with newly constructed properties dispersed throughout Fort Worth. **\$8B** Rehabilitation begins on the country's largest RAD conversion, 1,393 homes, in Far Rockaway, NY. \$6B Yakima Housing Authority substantially rehabilitates 150 homes in rural Washington, becoming the first PHA to preserve all of its public housing through Goodrich Place in Austin, TX RAD. Over 200 agencies have since becomes the 100,000th unit to convert through RAD, and converted all of their public housing units.

one of the largest RAD awards in the country, obtaining a portfolio award for 10,937 units. To date, they have converted over 6,800 units through 33 RAD transactions.

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

is one of many RAD projects replacing distressed public housing with new construction.

Chicago Housing Authority receives

RAD ACROSS AMERICA Click on the name of a state to view Washington a downloadable New Hampshire state fact sheet. Maine Montana North Dakota Minnesota Oregon Massachusetts Wisconsin Idaho South Dakota New York Rhode Island Wyoming Michigan Connecticut Iowa Pennsylvania Nebraska New Jersey Nevada Ohio Delaware Illinois Utah Indiana Colorado West Maryland Virginia Virginia Kansas Missouri Kentucky California North Carolina Tennessee Oklahoma Arizona New Mexico South Arkansas Carolina District of Guam Columbia Alabama Hawaii Louisiana Percentage of Public Housing Units Converted to RAD Virgin Islands Florida 0% - 5% 5.01% - 15% 15.01% - 25% >25.01% Alaska Puerto Rico

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

\$4B