



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.



## 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** average construction investment per RAD converted home

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

**165K** 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."

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

