Rental Housing Assistance Demonstration (RAD) Resident Frequently Asked Questions (FAQs)

The Provo City Housing Authority is converting all of PCHA's public housing units at Mountain View, Valley Villa, and the Scattered Sites to project-based vouchers under HUD's Rental Assistance Demonstration/Section 18 Blend program. This conversion will allow PCHA to improve all apartments and secure additional funding for future repairs.

1. Will I have to relocate?

Yes, we are planning to substantially rehabilitate each apartment. To ensure resident safety, each household will need to temporarily vacate their apartment.

2. When do I have to relocate?

We are halfway through HUD's process. PCHA submitted the RAD financing plan to HUD on August 28, 2026. PCHA's legal team then plans to submit closing documents to HUD in early November. After these fall submissions, PCHA will have a clearer sense of timing and will meet with residents to provide an update. Relocation and rehabilitation will begin as early as 2027, and the timing will depend on HUD's review and approvals.

3. How much notice will we receive?

After HUD reviews and approves the closing documents and sets a closing date, certain residents will receive a 30-day notice to move. PCHA and its development team are working with the General Contractor to sequence each building and phase the contractor's work. You will receive multiple notices and updates from PCHA throughout the process, from now to February 2027, and after closing. PCHA will provide residents with as much notice as possible and keep you consistently informed about where PCHA and HUD are in the process.

4. What if I move now on my own? What happens if I move out before the RAD conversion starts?

Please schedule a meeting with a PCHA staff member as soon as possible to confirm your rights and obligations and keep PCHA updated on your move status.

5. Who is eligible for relocation benefits and assistance?

All residents who were legally occupying a unit on August 22, 2024, are eligible for relocation benefits and assistance.

Households living in Mountain View, Valley Villa, or the Scattered site units are in good standing. A resident is deemed to be in good standing if they comply with their relocation unit lease and:

- If a resident owes rent for the relocation unit or the unit from which he/she was relocated, the resident has entered into an agreement to pay the back rent owed and is not in default under the terms of that agreement.
- No eviction actions are currently pending against the resident.
- The resident has no history of significant or repeated lease violations.
- The resident is not subject to a court-ordered eviction.

6. How much money is available for relocation?

In November and December 2026, PCHA's relocation staff will work with residents to determine each household's specific benefit level. PCHA will meet with each household to discuss residents' specific needs. In addition to moving assistance, eligible households are entitled to assistance with the payment of a security deposit, application fee, and utility reconnection fee for the new unit. This assistance is available to all eligible households relocating to another public housing unit or a rental unit using a housing voucher.

7. Will we get help with the actual move?
Yes, PCHA will cover the cost of the move and all moving expenses, including a new security deposit, utility connection fees or deposits, application or background check fees, and other eligible costs or benefits determined by PCHA.

8. What are the income limits?
No one will be displaced due to income. For PCHA's public housing program, the current income limits are 50% of the area median income (AMI), adjusted for household size, for developments built or acquired after 1981, and 80% AMI, adjusted for household size, for developments built or acquired before 1981. After PCHA converts the units to RAD project-based vouchers and funds the rehab with low-income housing tax credits, all residents occupying units as of August 22, 2024, are grandfathered at their current incomes. For new move-ins, the income limit will be 50% AMI, in compliance with HUD's project-based voucher program.

9. How much rent will I have to pay during rehabilitation and after rehabilitation is complete?
PCHA will work with you to confirm your tenant portion of the rent, which will remain at about 30% of your adjusted income. For households paying a flat rent, the required rent will be phased in over time.

10. Will my lease change?
Yes, HUD requires PCHA to use a Section 8 lease for the project-based voucher program. The lease will also include provisions required by the tax credit program. After HUD approves closing, PCHA will meet with each household individually to review and sign the lease. This is likely to occur in early 2027.

11. Can I still be a part of my FSS program?
Yes, if you live in a PCHA-operated unit, you can continue to participate in the FSS program.

12. What is the relocation approach for Mountain View and Valley Villa?
All Mountain View and Valley Villa households will temporarily relocate to an off-site unit for approximately three to six months, then move to their newly rehabilitated unit that fits their current household composition. Most residents will return to their previously occupied unit. Storage pods will store household furniture and belongings during the temporary relocation period unless the temporary units are unfurnished; professional movers will provide services.

The rehabilitation period at Mountain View is expected to take 6 months, and at Valley Villa, 12 months. PCHA's development team is working with the General Contractor to confirm the sequence. The General Contractor will work on all units at Mountain View (30 units). At Valley Villa (78 units), rehabilitation work will be divided into two phases by building wing.

Residents will be offered relocation options including:
1. extended stay offsite hotel room with a kitchenette
2. a stipend to stay with friends/family

13. What is the relocation approach for the Scattered Sites?

All Scattered Site households will temporarily relocate for approximately four to twelve weeks, then move to their newly rehabilitated unit that fits their current household composition. PCHA and its development team are working with the General Contractor to confirm the sequencing.

Storage pods will store household furniture and belongings during the temporary relocation period; professional movers will provide services.

The rehabilitation period at Scattered Sites is expected to take 18 months. The general contractor will work on approximately 8-12 scattered-site units at a time.

Residents will be offered relocation options including:

1. extended stay offsite hotel room with a kitchenette
2. a stipend to stay with friends/family