



PROVO CITY HOUSING AUTHORITY

PHYSICAL TRANSFORMATION
THROUGH ASSET REPOSITIONING

August 27, 2025



Agenda

Introductions

RAD/Section 18 Programs

Anticipated Timing

Preservation and Improvements

Resident Rights and Benefits

Questions and Answers

Introductions

The Provo City Housing Authority (PCHA) is focused on preserving and investing in PCHA's affordable housing apartments to ensure long-term sustainability and to optimize HUD's programs to best serve PCHA's residents.

PCHA partnered with Good Housing Partnership (GHP) to develop a strategy that would provide the highest level of resources to improve PCHA's apartments.

PCHA is converting the public housing subsidy to HUD's Project Based Voucher subsidy (PBV) through HUD's Rental Assistance Demonstration (RAD) and Section 18 Blend program. This conversion will provide PCHA with increased rental revenue to undergo capital improvements in 2026 and enhance the long-term sustainability of operations, maintenance and future capital improvements.

- **Everyone should have received a RAD Information Notice in the mail last week. If not please let us know, we have extra copies with us.**
- **PCHA is hosting four meetings providing similar information today, Wednesday August 27th, and next Wednesday, September 3rd at 10 am and 5:30 pm.**
- **In September, PCHA will submit a RAD application to HUD** to receive a Commitment to Enter into a Housing Assistance Payment (CHAP) contract for PBV subsidy.



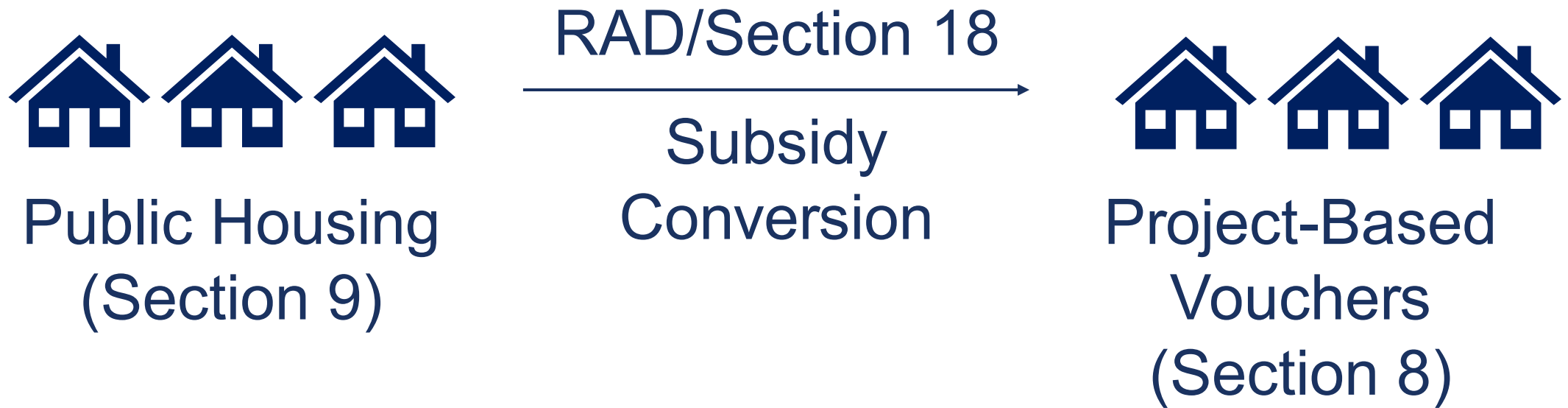


GOOD HOUSING PARTNERSHIP

About Good Housing Partnership (GHP)

- Montana-based Affordable Housing Developer
- Mission is to preserve affordable housing throughout the country
- GHP partners with Public Housing Authorities and non-profits to preserve affordable housing by securing resources to significantly renovate subsidized units
- Experience
 - 4,800+ Units
 - 6 States
 - 10 Years

Public Housing Repositioning



HUD's Rental Assistance Demonstration (RAD)

- RAD was authorized by Congress in 2012 and seeks to preserve affordable housing by providing PHAs with access to more stable funding to make needed improvements.
- RAD allows for more funding flexibility, making it easier to borrow money and include the use of other funding sources like tax credits and public funds, to maintain, redevelop and improve existing public housing apartments and do site improvements.
- HUD continues to enhance the RAD program by adding new tools to make projects more feasible and to encourage PHAs to convert units from public housing to project based rental assistance.

HUD's Section 18 Program

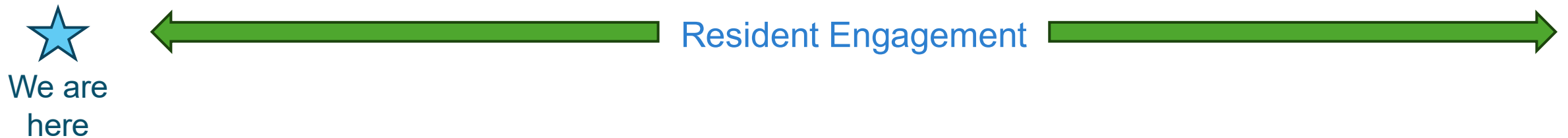
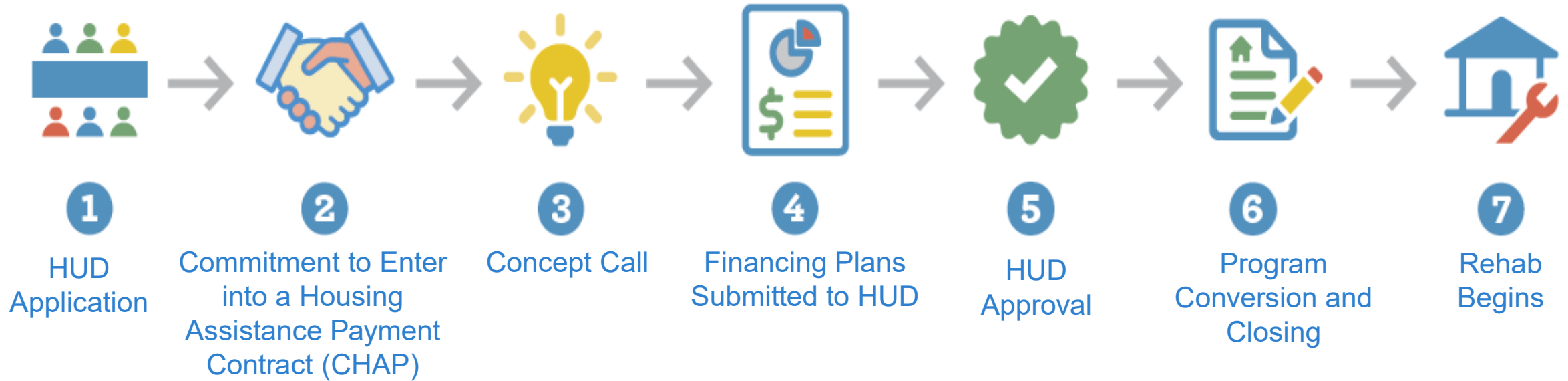
- Section 18 of the U.S. Housing Act of 1937 is a program that allows public housing authorities to renovate public housing properties.
- When HUD approves a property under the Section 18 program, HUD provides the PHA with new Section 8 voucher funding so that the PHA can continue providing rental assistance to the same number of families that were assisted through the public housing program.
- The PHA will use Section 18 to change 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 for the residents.

Rental Assistance Demonstration (RAD) and Section 18 Blend Program

- RAD and Section 18 as a blend work well together to preserve affordability, allow for significant improvements and preserve affordable housing in the long-term.
- The use of RAD and Section 18 establishes a stronger revenue base and generates more funding to improve resident's units.
- All residents benefit from a robust set of relocation rights and protections provided through RAD and Section 18 programs, which are the same when the programs are blended.
- Residents of properties that undertake a RAD/Section 18 blend, regardless of whether they occupy a "RAD unit" or a "Section 18 unit," are guaranteed the same opportunities to benefit from the improved housing, maintain key public housing rights, and gain new rights provided under the RAD program.

RAD/Section 18 Blend Conversion Process

THE RAD CONVERSION PROCESS



RAD/Section 18 PBV Program Benefits

HUD Program Considerations

Traditional Public Housing (Section 9)

Project-Based Voucher (Section 8)

Authorization

1937

RAD - 2012/expanded in 2019

Subsidy Trend

Declining over multiple decades

Averages 3+% increase
adjustments

Funds for Rehab/ New Construction

Limited amounts provided by HUD
to maintain and make improvements

Access to Tax Credits and Promotes
Public/Private Partnerships

Major Capital Improvements

Limited funds provided annually by
HUD, subject to appropriations

Site Specific Reserves

Ownership

Federal Government

Local Ownership

Residents Options

Lack of Mobility

Choice Mobility

RAD and Section 18 PBV

Resident Benefits

Public Housing (Existing)	Project Based (After Conversion)
Low-income housing	Low-income housing
30% of adjusted income paid for rent	30% of adjusted income paid for rent
Right to Organize- Resident Advisory Council	Right to Organize- Resident Advisory Council
Lease and Grievance Rights	Lease and Grievance Rights
Long-term Affordability	Long-term Affordability
Aging housing stock with deferred maintenance and limited federal funds to improve buildings/ units	Provide accessible units, address capital needs and upgrades
No mobility for residents	Greater mobility
Lack of access to private financing	Access to public/private financing to support the redevelopment



Resident Rights and Protections RAD and Section 18

Public Housing Residents have these protections as part of the RAD and Section 18 programs:

- Right to return
- Right to tenant participation funds
- Right to tenant grievance procedures
- Protection for residents who may be over-income or over-housed
- Resident notice and meeting requirements
- Relocation assistance and payments

Preservation and Investments



TYPICAL RAD REHAB SCOPE OF WORK

Interior

Kitchen and Bathroom
Cabinets and
Countertops
Plumbing and Light
Fixtures
Flooring and Paint

Accessibility

Make Accessible Units
Equipped for Mobility-
Impaired Households
and Vision and Hearing-
Impaired

Systems

Security
Smoke Detectors
Drain Lines
Replace Windows

Exterior

Repair Façades
Repair Roofs and
Gutters
Repair/Replace Doors
and Balconies

Site Improvements

Repair Asphalt
Enhance Landscaping
Repair/Replace
Playground Equipment
Repair Common
Amenities/Spaces

Investment for Residents



Serving residents by incorporating:



Renovated apartments
new appliances and
fixtures



Exterior improvements
landscaping, sidewalks,
porches, balconies



Resident engagement
throughout the process
info meetings and notices



Resident opportunities
rehab contractor -
training, job opportunities

Resident Engagement

01

Review
Notices for
information
about the
RAD/Section
18 process

02

Attend
Resident
Meetings

03

Ask Questions

04

Request
clarification or
more
information
before signing
documents

05

Indicate if you
need
additional
assistance



Wrap Up

Review Resident Fact Sheets
Questions and Answers