



PROVO CITY HOUSING AUTHORITY

February 17, 2026

RENTAL ASSISTANCE DEMONSTRATION- SECTION 18 BLEND



AGENDA

Overview

RAD-Section 18 Blend Program

Project Update

Rehab Scope/Resident Input

Resident Rights/Benefits

Questions and Answers



Summary

PCHA is converting the public housing subsidy for each unit to a project-based voucher (PBV) subsidy through HUD's Rental Assistance Demonstration (RAD) and Section 18 Blend program.

In 2025, HUD offered PHAs with fewer than 250 public housing units the option to convert to RAD through a RAD-Section 18 Blend, which provides access to a higher subsidy amount through a 20-year Section 8 Project-Based Voucher (PBV) Housing Assistance Payment contract that is mandated to be renewed.

This conversion will provide PCHA with increased rental revenue to fund capital improvements in 2026 and enhance the long-term sustainability of operations, maintenance, and future capital improvements.

Overview

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.

- **Every household should have received a RAD Resident Information Notice in August 2025 or at move-in and a General Information Notice last week in February.** If not, please let us know and we will get you copies.
- **On January 22, 2026, HUD awarded PCHA a CHAP** - Commitment to enter into a Housing Assistance Payment contract (CHAP).
- **In the early summer months, PCHA will submit a RAD Financing Plan to obtain a RAD Conversion Commitment (RCC),** the next approval required to obtain HUD approval to begin rehabilitation and convert to project-based vouchers.
- **Tomorrow, February 18, PCHA** is hosting two additional resident meetings, providing the same information at 10 am in English and 1 pm in Spanish. There will also be additional resident meetings throughout 2026.



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 vouchers.

HUD's Section 18 Program

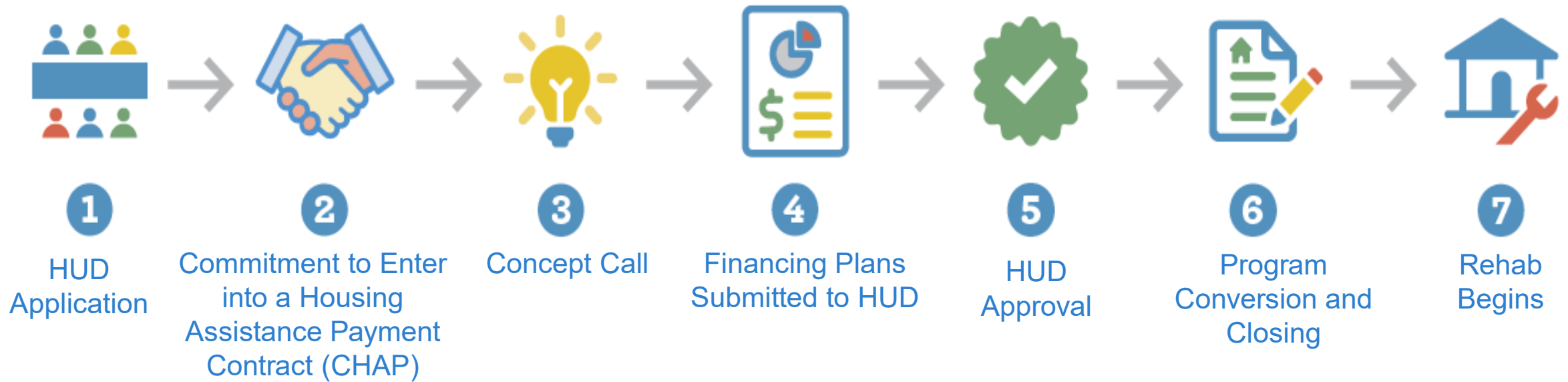
- Section 18 of the U.S. Housing Act of 1937 is a program that allows public housing authorities to renovate public housing properties.
- When HUD approves a property under the Section 18 program, HUD provides the PHA with new Section 8 voucher funding so that the PHA can continue providing rental assistance 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 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 Blend

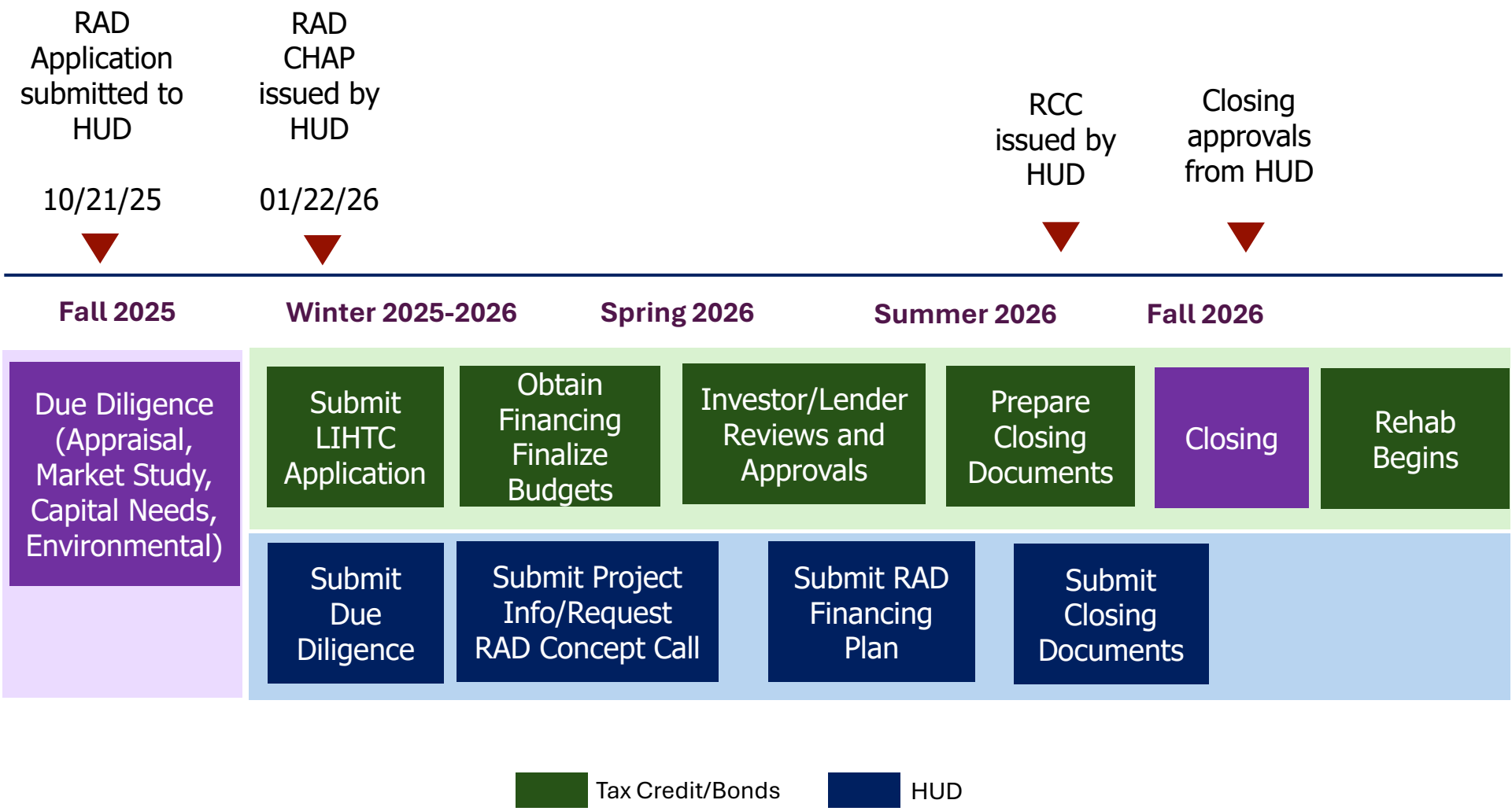
Public Housing Residents have these protections as part of the RAD and Section 18 programs:

- 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

Resident Rents

- PCHA public housing residents currently pay 30% of adjusted household income towards rent and utilities.
- Project-based voucher residents also pay 30% of a household's income. Income is calculated slightly differently under the two programs, so there may be a small change.
- PCHA public housing residents who currently pay a flat rent that is not based on income and does not increase or decrease as their income changes may have a rent change because Section 8 does not allow flat rents. If a resident's rent were to increase, RAD allows the increases to be "phased in."
- Under RAD, you will never pay more than 30% of your household's adjusted income towards rent. For residents paying flat rent, after conversion to RAD/Section, your household will pay the lower of the two amounts: the Total Tenant Payment minus any utility allowance, or a rent based on other rents in the area.
- Each head of household will meet with a Relocation Coordinator to confirm their household's specific situation in the fall before rehabilitation begins.

RAD/Section 18 Project Milestones



Rehabilitation Scope of Work



Interior

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

Accessibility

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

Systems

Security and Smoke Detectors
Drain Lines and Windows

Exterior

Façades, Roofs and Gutters
Doors and Balconies

Site Improvements

Parking Areas and Landscaping
Playground Equipment
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 Sheet
Questions and Answers