

Rental Assistance Demonstration (RAD) and Smoke-Free Housing

What is RAD?

In 2012 the U.S. Department of Housing and Urban Development (HUD) created the Rental Assistance Demonstration (RAD)¹ to recapitalize, or change the financing structure of, public housing.² The goal of RAD is to allow Public Housing Agencies (PHAs) to provide much needed upgrades and modernization to their public housing properties. RAD allows recapitalization by transferring the subsidy from Public Housing funding to Section 8³ funding, a different rental assistance program. Section 8 funding is often more stable than Public Housing funding and allows PHAs to access additional capital through Low-Income Housing Tax credits⁴ and other funding mechanisms.

Implications of RAD on Smoke-Free Housing

Once a PHA converts a property through RAD, it is no longer considered public housing. As such, HUD's Implementing Smoke-Free Public Housing rule no longer applies to the property. However, PHAs can make their Section 8 properties smoke free if they choose to. Most PHAs that have converted properties through RAD continue to keep their smoke-free policies in place.



It is in a PHA's best interest to maintain the smoke-free policy for a RAD-converted property because:

1. Residents and staff have already adjusted to the smoke-free policy and to eliminate it would take away the health and safety benefits that residents deserve.
2. Smoke-free policies help PHAs minimize property damage and fire risk due to indoor smoking. Eliminating a smoke-free policy would counteract the goal of RAD.
3. Adopting the smoke-free policy initially required time, energy, and resources that made the property healthier, cleaner, and safer for residents, guests, and staff. Eliminating a smoke-free policy upon RAD conversion would reverse progress toward clean indoor air.

For smoke-free public housing resources and assistance, contact Clean Air for All:

Email: info@smokefreepublichousingproject.org

Phone: 651-646-3005

Website: www.smokefreepublichousingproject.org

¹ <https://www.hud.gov/rad>

² https://www.hud.gov/topics/rental_assistance/phprog

³ <https://www.hud.gov/programdescription/cert8#:~:text=Summary%3A,for%20a%20Section%208%20certificate>

⁴ <https://www.huduser.gov/portal/datasets/lihtc.html>