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RAD PROGRAM NEWS

PD&R Publishes Reports on RAD Second Comprehensive Evaluation

HUD’s Office of Policy Development and Research ([PD&R](#)) has [published](#) the reports on the second comprehensive evaluation of the Rental Assistance Demonstration ([RAD](#)) program. The evaluation, conducted between 2019 and 2023, uses a combination of administrative data, surveys, and interviews of PHAs, property owners, and operators, and a sample of RAD residents who have and have not exercised their Choice Mobility option. The following studies comprise the evaluation:

- [Asset Management of RAD-Converted Properties](#)
- [Implementation and Impact of the Choice Mobility Option](#)
- [Rental Affordability](#)
- [Organizational Change of Public Housing Agencies](#)

Key findings of the evaluation include:

- Resident use of the Choice Mobility option remained very low, and a notable proportion of tenants expressed being unfamiliar with the option.
- RAD properties are generally financially healthy, and many PHAs reported that their properties were better positioned for long-term preservation and funding reliability after conversion.
- RAD negatively impacted the short-term financial health of converting properties, but RAD properties remained at healthy levels in the short-term with no concern over the long-term.
- PHAs implemented many asset management strategies consistent with industry best practices, although they tended to privilege short-term priorities, such as budgeting and compliance, over more long-term ones, such as strategic planning.
- RAD units remained affordable for tenants, with rents consistently at 30% of adjusted income before and after conversion, and tenants who transitioned from flat to income-based rates as part of the conversion did not demonstrate high exit rates.
- The majority of PHAs included in the study experienced organizational change, but many did not consider RAD a causal factor.
- Most PHAs had positive experiences with their conversions, but a small percentage found the process challenging and reported wanting more guidance and training.



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