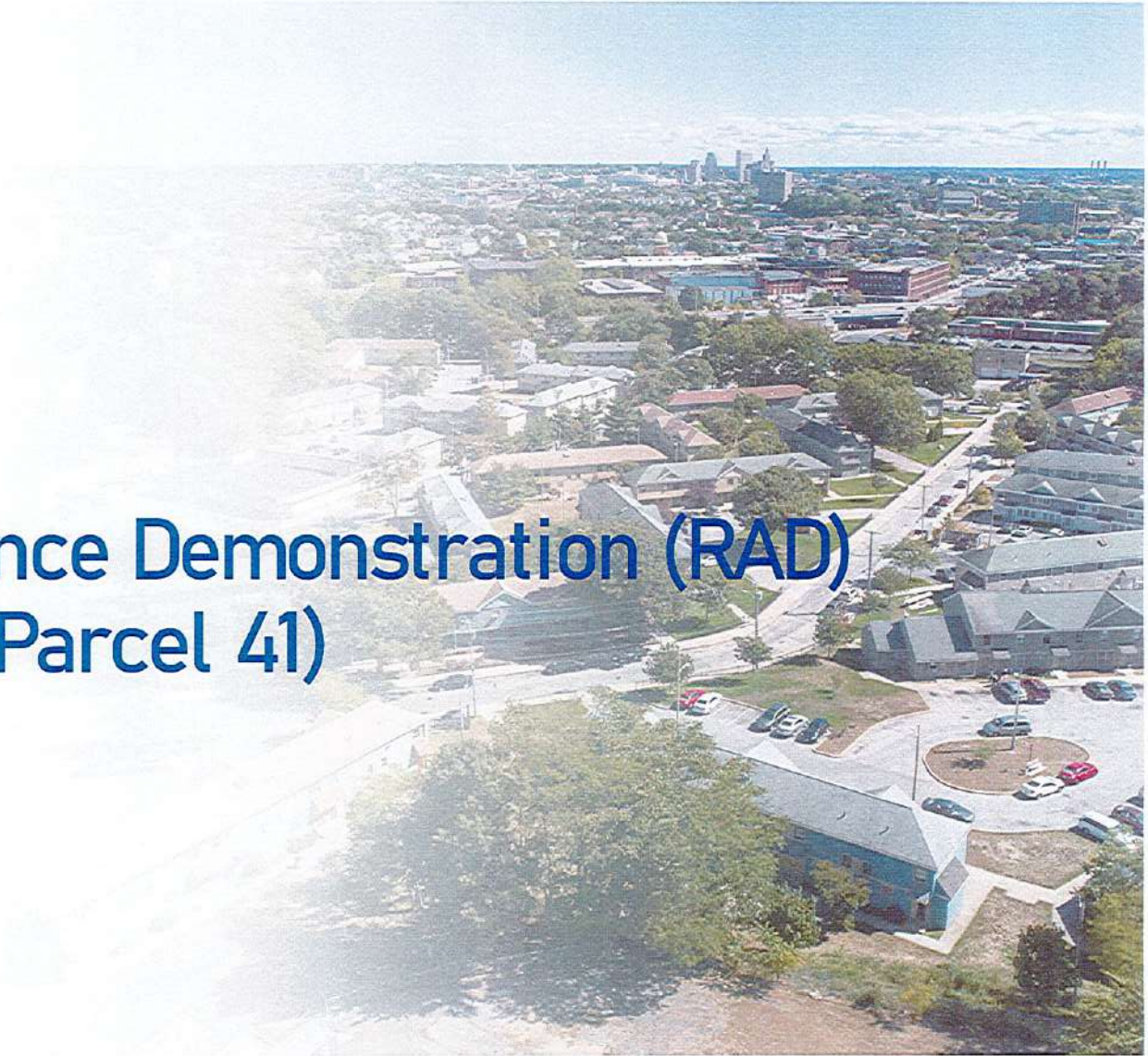




# “Intent to Pursue” HUD Rental Assistance Demonstration (RAD) Dexter Manor (and Parcel 41)

Resident Meeting #1  
February 4, 2026



# Dexter Manor Revitalization & Parcel 41

- The Providence Housing Authority (PHA) is excited to share news with Dexter Manor Residents regarding a plan to pursue a **Rental Assistance Demonstration (RAD)** conversion at Dexter Manor and the construction of a new mixed use/income building on an adjacent property (aka Parcel 41).
- **But first ... “What is RAD?”**



An aerial photograph of a city, likely New York City, showing a dense urban landscape. In the foreground, a large, multi-story public housing complex with red brick and grey concrete facades is visible, surrounded by lush green trees. The background shows a mix of commercial and residential buildings under a bright blue sky with scattered white clouds.

## What is “RAD?”

- Public housing properties across the country need billions of dollars to modernize and repair outdated building systems, address accessibility requirements, and remediate hazardous materials.
- For over a half century, government funding of the traditional public housing program (Section 9) has not been sufficient to keep public housing properties in good condition and make the necessary repairs.
- As a result, and ***despite best efforts to maintain properties with inadequate resources***, many public housing residents nationwide have seen conditions at their property worsen.

An aerial photograph of a city, likely Boston, showing a dense urban landscape. In the foreground, a large, multi-story public housing complex with red brick and grey concrete facades is visible, surrounded by green trees. The city extends to the horizon under a blue sky with scattered white clouds.

## What is “RAD?” (continued)

- Over the past 15 years, HUD has developed various “repositioning” tools which allow PHAs to access additional sources of funding to maintain, repair, and replace public housing properties.
- Repositioning is a process which “converts” the federal assistance a property receives from the Public Housing (Section 9) program to Section 8 with Project-Based Vouchers (PBVs).



## What is “RAD?” (continued)

- After repositioning, the federal government continues to provide rental assistance through a Section 8 HAP contract and ensures the property remains permanently affordable; residents continue to benefit from the same rights and protections that they had under the public housing program.
- The Section 8 platform has traditionally been a more stable and consistent form of federal funding.
- Repositioning options include:
  - **Rental Assistance Demonstration (RAD) Program,**
  - Section 18 (Demolition/Disposition),
  - RAD Section 18 Blends,
  - Streamlined Voluntary Conversions (SVC), and
  - Section 32 Homeownership Program.

An aerial photograph of a city, likely Boston, showing a dense urban landscape. In the foreground, a large, multi-story public housing complex with red brick and grey accents is visible, surrounded by green trees. The background shows a mix of commercial and residential buildings under a blue sky with scattered white clouds.

## What is “RAD?” (continued)

- The RAD program is a repositioning tool developed by HUD in 2011 to support the financing, rehabilitation, and preservation of public housing properties.
- A RAD Conversion is the process of changing how the rent subsidy is delivered to a property from the Public Housing program to a Project-Based Section 8 program.
- Nationally, public housing authorities have converted 1,850 projects covering 253,570 housing units under the RAD program. Utilizing RAD, the physical condition of these properties has been improved, ensuring that these homes remain affordable and in good condition.



## Why Reposition with “RAD?”

- Ability to Leverage. The Section 8 Program is more conducive to raising debt and equity (such as low-income housing tax credits – LIHTC) which help agencies achieve strategic goals, address a backlog of capital needs, and build long-term reserves (non-federal funds) for each property.
- Repositioning does not change the core mission of an agency, it simply provides new tools to increase local control, reduce reliance on unpredictable grant programs, and provide a mechanism to address much needed capital improvements.

# Dexter Manor Revitalization & Parcel 41

- Dexter Manor is a 291-unit 10-story high-rise building constructed in 1962 (Dexter I) and 1984 (Dexter II). The RAD conversion process would provide an opportunity to improve the physical condition of Dexter Manor and preserve the building as an affordable housing resource for several more decades.
- Parcel 41 (of the 195 District) is located at the intersection of East Franklin Street and Pine Street, directly adjacent to Dexter Manor.



# Dexter Manor Revitalization – 2023 Capital Needs Assessment

Recommendations: Roof replacement, exterior wall repairs and building-envelope improvements for energy efficiency, window replacement, water supply and waste plumbing replacement, heating and cooling system equipment replacement, electric system distribution system replacement, ventilation system replacement, and fire alarm control panel.

Additionally, the report recommended upgrades to meet current building codes and accessibility standards, including the Uniform Federal Accessibility Standards (UFAS) and those under the Americans with Disabilities Act of 1990.

The project would also include a comprehensive hazardous material inspection and abatement, new kitchens and baths, and a refresh of common areas to enhance resident quality of life.



# Parcel 41 – New Mixed-Use / -Income Building

In 2024, the 195 District approached the PHA to explore possible redevelopment scenarios which would be mutually beneficial to both agencies and maximize the development potential for housing on both sites.

It is estimated that this collaborative approach could yield between 60 and 120 new housing units.

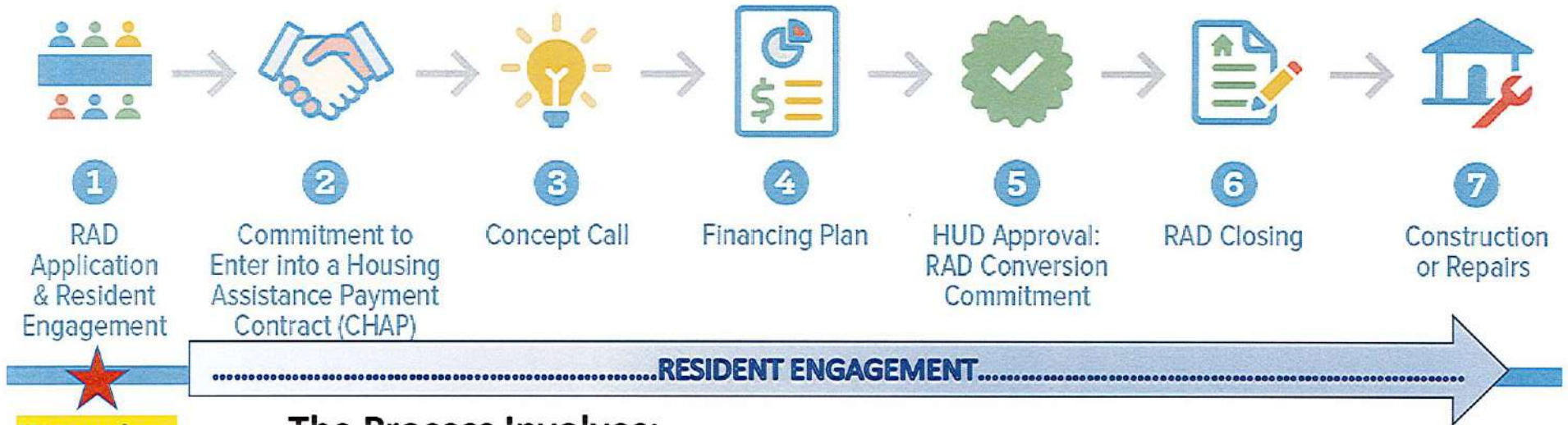
The goal of the new development is to create a financially sustainable, mixed-use/income community that complements Dexter Manor, provides high-quality new housing units that help address the state's housing crisis, and contributes to the revitalization of the surrounding downtown neighborhood.

The project is expected to include ground-level activation such as community services and/or amenities that are accessible to the new community and the existing families at the adjacent Dexter Manor site.



# A RAD Conversion can take several years to complete.

## THE RAD CONVERSION PROCESS



**We are here**

### The Process Involves:

- Strategic Planning
- **Resident Engagement**
- Assessment of building conditions
- Architect and Engineering Planning and Design
- Financing
- Construction
- Occupancy



# Resident Engagement

## Resident Notices

- Prior to applying to HUD, the PHA must provide notices to residents:
  - “RAD Information Notice (RIN)”, providing you an overview of RAD and your rights
  - “General Information Notice (GIN)” alerting you that you would have the right to relocation assistance if temporary relocation is needed
- After HUD approves the Financing Plan, the PHA must send a notice to all residents
- Prior to beginning any relocation, each resident must receive advanced notice of relocation

# Resident Meetings



The public housing authority must meet with residents of the property multiple times prior to conversion



***Prior to applying to HUD, the PHA must meet hold at least two resident meetings***



Prior to submitting a Financing Plan, the PHA must meet with residents at least two more times



The purpose of the meetings is to provide you information on the proposal, to collect feedback from residents, and to respond to your questions.



# Resident Rights

# Resident Rights and Protections in Repositioning

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- Residents in good standing have the absolute right to return to development once rehab or construction is complete with no rescreening.
- Residents will continue to have the right to establish and operate a resident organization. The resident organization will be eligible for resident participation funding.
- Following conversion, residents will be protected by standard Section 8 requirements related termination notification and grievance procedural rights.



# Resident Rights and Protections

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- PHAs must maintain same number of deeply affordable units.
- FSS & ROSS participants may continue in programs.
- Following conversion, residents may request a tenant-based voucher after a period of residency at the converted property (“choice-mobility”).
- No residents (who are lease compliant) will lose their housing assistance.
- PHA is committed to prioritizing the strongest resident protections regardless of the repositioning tools/program.



## Post- Conversion Resident Rents



### Resident rents remain affordable after conversion

Under the Section 8 programs, residents pay 30% of their adjusted gross income in rent. This is mostly true for public housing residents except those paying a “flat rent.”

If tenant rent would increase by more than the greater of 10% or \$25 per month, the rent increase will be phased in over 3 or 5 years.

# Temporary Relocation during Construction



There is **NO** permanent relocation expected because of this project.

If, construction phasing or activities require a resident (or residents) to be temporarily relocated, PHA will provide:

- Relocation planning and advisory services
- Temporary housing
- Payment for all moving expenses
- Payment for any increased housing costs

*Benefits and assistance per the “Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA)”*

## What to expect in the coming months / year ...

1

Continue w/  
Resident  
Engagement  
& submit  
HUD RAD  
application

2

Select  
Development  
Partner and  
Design Team

3

Project  
programming  
and design.  
Construction  
estimating.

4

Apply for  
Financing (RI  
Housing -  
LIHTC)

# Thank You !!! Questions & Discussion

For more information visit:  
[www.hud.gov/rad](http://www.hud.gov/rad)

Contact: Tim O'Byrne, Director of  
Real Estate Planning & Development  
[tobyrne@provhousing.org](mailto:tobyrne@provhousing.org)

