

Project Overview

Public Housing Authorities (PHA) with 250 or fewer Public Housing units may utilize a RAD/Section 18 Small PHA Blend as part of HUD's repositioning tools. This approach combines two conversion strategies: 1) Rental Assistance Demonstration (RAD) and 2) Section 18 Disposition, to allow agencies to benefit from the advantages of each program.

It is the initial plan of PCCDC to convert all 96 Public Housing units at Green Meadows and Sierra Meadows to Project-Based Vouchers (PBV) through the Small PHA RAD/Section 18 blend strategy.

As of March 2026, PCCDC has contracted with Praxis Consulting Group, a firm with specialized experience in HUD Repositioning strategies, including RAD/Section 18 blends, and extensive work with small PHAs. The scope of services includes technical assistance with the RAD/Section 18 application, financial modeling, support with resident engagement requirements, and coordination with HUD throughout the Repositioning process.

PCCDC has established Public Housing Repositioning as a standing agenda item at monthly Board of Commissioners meetings. Residents are encouraged to attend and participate. Meetings are held on the third Tuesday of each month from 9:00 a.m. to 10:00 a.m. at the Quincy Courthouse, with a virtual attendance option available. Agendas, including the virtual meeting link, are posted on community boards at each site and on www.plumascdc.org at least 72 hours in advance of the meeting.

Benefits of Repositioning:

Financial & Funding Benefits

- More stable and reliable funding compared to traditional public housing subsidies
- Potential for increased subsidy levels (especially through RAD/Section 18 blends)
- Access to long-term Housing Assistance Payment (HAP) contracts
- Ability to leverage private financing (debt and equity) for improvements
- Improved ability to build reserves for ongoing maintenance and emergencies
- Reduced reliance on unpredictable federal appropriations
- Greater budget predictability for long-term planning
- Improved financial viability of smaller or rural PHAs

Property & Capital Improvements

- Increased ability to address deferred maintenance
- Funding to complete major repairs and renovations
- Opportunity to modernize units and improve quality of life
- Improved energy efficiency and sustainability upgrades
- Enhanced curb appeal and property condition

Resident-Focused Benefits

- Continued affordability
- Improved living conditions due to renovations and ongoing maintenance
- Access to modernized units/amenities
- Choice mobility option (ability to request a tenant-based voucher after a set period)
- Continued access to grievance processes and tenant protections

Compliance & Risk Reduction

- Reduces risk of public housing funding shortfalls
- Helps avoid long-term capital backlog issues
- Positions properties to remain financially sustainable
- Decreases risk of future obsolescence or disposition due to distress

Community & Long-Term Impact

- Preserves affordable housing stock in the community
- Supports neighborhood stability and investment
- Can improve resident satisfaction and retention
- Enhances the PHA's ability to serve future generations