

Attachment R – Rental Assistance Demonstration (RAD)

The Housing Authority of the County of Sacramento is amending its annual and 5-year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD) program. As a result, the Housing Authority of the County of Sacramento will be converting to Project Based Vouchers under the guidelines of H 2019-09/PIH 2019-23, REV-4 and any successor Notices. Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of H 2019-09/PIH 2019-23 (HA), REV-4; and H-2016-17/PIH-201617. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Housing Authority of the County of Sacramento certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Housing Authority of the County of Sacramento with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Housing Authority of the County of Sacramento may also borrow funds to address their capital needs. The Housing Authority of the County of Sacramento will also be contributing Capital Funds in the amount up to \$2,243,997 towards the conversion.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Development #1

Name of Public Housing Project:	Pointe Lagoon 9205 Elk Grove Blvd, Elk Grove, CA CA007000205
PIC Development ID:	CA007000205
Conversion type:	Project Based Vouchers
Total Units:	16
Transfer of Assistance:	No
Pre- RAD Unit Type:	Family
Post-RAD Unit Type if different:	Family
Capital Fund allocation of Development:	\$22,113
Bedroom Type:	Two Bedrooms
Number of Units Pre-Conversion:	16
Number of Units Post-Conversion:	16
Change in Number of Units per Bedroom Type and Why	None

Development #2

Name of Public Housing Project:	Point Lagoon El Paraiso, 4930 El Paraiso Sacramento, CA CA007000205 Project Based Vouchers
PIC Development ID:	36
Conversion type:	No
Total Units:	Senior
Transfer of Assistance:	Senior
Pre- RAD Unit Type:	\$49,755
Post-RAD Unit Type if different:	One Bedroom
Capital Fund allocation of Development:	36
Bedroom Type:	36
Number of Units Pre-Conversion:	36
Number of Units Post-Conversion:	None
Change in Number of Units per Bedroom Type and Why:	

Development #3

Name of Public Housing Project:	Pointe Lagoon 4500 Perry Ave Sacramento, CA CA007000205 Project Based Vouchers
PIC Development ID:	10
Conversion type:	No
Total Units:	Family
Transfer of Assistance:	Family
Pre- RAD Unit Type:	\$13,821
Post-RAD Unit Type if different:	Three Bedrooms
Capital Fund allocation of Development:	10
Bedroom Type:	10
Number of Units Pre-Conversion:	10
Number of Units Post-Conversion:	De Minimis Reduction, 5 units will give us the ability to leverage properties for a higher rent
Change in Number of Units per Bedroom Type and Why	

Development #4

Name of Public Housing Project:	Rio Garden 8223 Walerga Road Antelope, CA CA007000202 Project Based Vouchers
PIC Development ID:	24
Conversion type:	No
Total Units:	Family
Transfer of Assistance:	Family
Pre- RAD Unit Type:	\$33,170 or \$48,687
Post-RAD Unit Type if different:	Three Bedrooms
Capital Fund allocation of Development:	
Bedroom Type	

Number of Units Pre-Conversion:	24
Number of Units Post-Conversion:	24
Change in Number of Units per Bedroom Type and Why	None

Development #5

Name of Public Housing Project:	Sun River 6260 Mariposa Avenue Citrus Heights, CA CA007000203
PIC Development ID:	Project Based Vouchers
Conversion type:	293
Total Units:	No
Transfer of Assistance:	Family
Pre- RAD Unit Type:	Family
Post-RAD Unit Type if different:	\$33,170 or \$48,687
Capital Fund allocation of Development:	45 – One Bedroom
Bedroom Type:	93 – Two Bedrooms
	147 – Three Bedrooms
	4 – Four Bedrooms
	4 – Five Bedrooms
Number of Units Pre-Conversion:	293
Number of Units Post-Conversion:	293
Change in Number of Units per Bedroom Type and Why	None

Resident Rights, Participation, Waiting List and Grievance Procedures

See Section H 2019-09/PIH 2019-23, REV-4 Section 1.6.C & Section 1.6.D, and H-2016-17/PIH-2016-17, as a whole, into this Attachment to your PHA Plan.

Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD) program, the Housing Authority of the County of Sacramento is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.