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  
Project Based Vouchers  
16  
No  
Family  
Family  
$22,113  
Two Bedrooms  
16  
16  
None  

PIC Development ID:  
Conversion type:  
Total Units:  
Transfer of Assistance:  
Pre- RAD Unit Type:  
Post-RAD Unit Type if different:  
Capital Fund allocation of Development:  
Bedroom Type:  
Number of Units Pre-Conversion:  
Number of Units Post-Conversion:  
Change in Number of Units per Bedroom Type and Why
### Development #2

**Name of Public Housing Project:**
Point Lagoon
El Paraiso,
4930 El Paraiso
Sacramento, CA
CA007000205

**PIC Development ID:**
Project Based Vouchers
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:**
De Minimis Reduction, 5 units will give us the ability to leverage properties for a higher rent

**Number of Units Pre-Conversion:**
None

**Number of Units Post-Conversion:**
None

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### Development #3

**Name of Public Housing Project:**
Pointe Lagoon
4500 Perry Ave
Sacramento, CA
CA007000205

**PIC Development ID:**
Project Based Vouchers
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:**
De Minimis Reduction, 5 units will give us the ability to leverage properties for a higher rent

**Number of Units Pre-Conversion:**
10

**Number of Units Post-Conversion:**
10

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### Development #4

**Name of Public Housing Project:**
Rio Garden
8223 Walerga Road
Antelope, CA
CA007000202

**PIC Development ID:**
Project Based Vouchers
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
Conversion type: Project Based Vouchers
Total Units: 293
Transfer of Assistance: No
Pre- RAD Unit Type: Family
Post-RAD Unit Type if different: Family
Capital Fund allocation of Development: $33,170 or $48,687
Bedroom Type:
- 45 – One Bedroom
- 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.