

Attachment R – Rental Assistance Demonstration (RAD)

The Housing Authority of the City 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 City 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-2016-17. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Housing Authority of the City 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 City 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 City of Sacramento may also borrow funds to address their capital needs. [Insert only if applicable: The Housing Authority of the City of Sacramento will also be contributing Capital Funds in the amount up to \$3,978,426 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:	Oak Park
	Folsom, 4921 Folsom Blvd
	Sacramento, CA
	CA005000105
PIC Development ID:	Project Based Vouchers
Conversion type:	10
Total Units:	N/A
Transfer of Assistance:	Family
Pre- RAD Unit Type :	Family
Post-RAD Unit Type :	\$15,679
Capital Fund allocation of Development:	Three Bedrooms
Bedroom Type:	10
Number of Units Pre-Conversion:	10
Number of Units Post-Conversion:	De Minimis Reduction, 6 units
Change in Number of Units per Bedroom Type and Why	will gives us the ability to

leverage properties for a higher rent

Development #2

Name of Public Housing Project:	Meadow Commons William Land Villa 1043-43rd Sacramento, CA CA005000104 Project Based Vouchers 28 N/A Senior Senior \$43,901 One Bedroom 28 28 None
PIC Development ID:	
Conversion type:	
Total Units:	
Transfer of Assistance:	
Pre- RAD Unit Type:	
Post-RAD Unit Type:	
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 #3

Name of Public Housing Project:	Marina Vista 240 Seavey Circle Sacramento, CA CA005000101 Project Based Vouchers 391 N/A Family Family \$15,679 47 – One Bedroom 157 – Two Bedrooms 148 – Three Bedrooms 39 – Four Bedrooms 391 391 None
PIC Development ID:	
Conversion type:	
Total Units:	
Transfer of Assistance:	
Pre- RAD Unit Type:	
Post-RAD Unit Type:	
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 #4

Name of Public Housing Project:	Central City Comstock 1725 K Street Sacramento, CA CA005000104 Project Based Vouchers 331 N/A Senior/Disabled
PIC Development ID:	
Conversion type:	
Total Units:	
Transfer of Assistance:	
Pre- RAD Unit Type:	

Post-RAD Unit Type:	Senior/Disabled
Capital Fund allocation of Development:	\$43,901
Bedroom Type:	One Bedroom
Number of Units Pre-Conversion:	331
Number of Units Post-Conversion:	331
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 City 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.