

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 Housing and Urban Development 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. The Housing Authority of the City of Sacramento will also be contributing Capital Funds in the amount up to \$1,500,000 towards the conversion.

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

Development #1

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|--|---|
| Name of Public Housing Project: | Capitol Terrace 1820 Capitol Avenue Sacramento, CA 95814 CA005000103 Project Based Vouchers 84 N/A Senior Senior \$625,636 One Bedroom 84 84 RAD/Section 18 Blend: 34 units Section 18 Disposition 49 units RAD 1 manager unit |
| 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 #2

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|---|--|
| Name of Public Housing Project: | Edgewater Apts. 626 I Street Sacramento, CA 95816 CA005000103 |
| PIC Development ID: | CA005000103 |
| Conversion type: | Project Based Vouchers |
| Total Units: | 108 |
| Transfer of Assistance: | N/A |
| Pre- RAD Unit Type: | Senior |
| Post-RAD Unit Type: | Senior |
| Capital Fund allocation of Development: | \$672,539 |
| Bedroom Type: | One Bedroom |
| Number of Units Pre-Conversion: | 108 |
| Number of Units Post-Conversion: | 108 |
| Change in Number of Units per Bedroom Type and Why: | RAD/Section 18 Blend: 43 units Section 18 Disposition 64 units RAD 1 manager unit |

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 attachments. See attachments #1, #2 and #3 into this Attachment to the 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.