



PHA ANNUAL PLAN

ATTACHMENT R: RENTAL ASSISTANCE DEMONSTRATION (RAD)

The HACSB is converting a number of properties to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-2 and any successor Notices. The Authority has already adopted the resident rights, participation, waiting list and grievance procedures listed in Attachment 1B of PIH Notice 2012-32, REV-2 in the ACOP and Administrative Plan. Additionally, the HACSB is currently compliant with all fair housing and civil rights requirements and is not under a Voluntary Compliance Agreement.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the HACSB 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 HACSB may also borrow funds to address their capital needs.

The HACSB’s High Performer Annual Plan, §B.2 includes information regarding the conversion of AMP 2 to Vista Del Mar Commons, portions of AMPs 3 and 4 to Johnson Gardens Apartments, remaining portions of AMP 3 to Buena Vida Apartments, and AMP 1 to the Villages of Westview. Available upon request are: the HUD Portfolio Award Letter for AMPs 1, 2, 3, and 4; the Multi-Phase Award Letter for AMP 1: Westview Village; the Commitments to Enter into Housing Assistance Payments (CHAPs) for all conversions; and RAD Conversion Commitments (RCCs) for Vista Del Mar Commons and Johnson Gardens. Below, please find specific information related to Public Housing Developments selected to convert to RAD PBV:

Westview Village	CAL 35-1 CAL 35-2	Conversion Type: PBV	Transfer of Assistance: No
Total Units: 180	Pre-RAD Unit Type: Family	Post-RAD Unit Type: Family	Capital Fund Allocation of Development: Approx. \$250,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why
Studio/Efficiency	N/A	N/A	N/A
One-Bedroom	27	27*	N/A
Two-Bedroom	64	64*	N/A
Three-Bedroom	72	72*	N/A
Four-Bedroom	17	17*	N/A

***This project is approved for phased RAD applications, and the proposed unit mixes will not be known until financing plans are prepared. Accordingly, these numbers might change.**

Buena Vida (Cambria not included)	CAL 35-6	Conversion Type: PBV	Transfer of Assistance: Yes, to CAL 35-6, CAL 35-13 through CAL 35-15, and/or CAL 35-1 through CAL 35-2
Total Units: 95 (20 Units at Cambria not included)	Pre-RAD Unit Type: Mixed Family; Senior/Disabled	Post-RAD Unit Type: Mixed Family; Senior/Disabled	Capital Fund Allocation of Development: Approx. \$132,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why
Studio/Efficiency	N/A	N/A	N/A
One-Bedroom	79	79	N/A
Two-Bedroom	8	8	N/A
Three-Bedroom	4	4	N/A
Four-Bedroom	4	4	N/A

Scattered Sites.	CAL 35-8	Conversion Type: PBV	Transfer of Assistance: Yes, to CAL 35-3, CAL 35-6, CAL 35-13 through CAL 35-16, and/or CAL 35-1 through CAL 35-2
Total Units: 25	Pre-RAD Unit Type: Family	Post-RAD Unit Type: Mixed Family; Senior/Disabled	Capital Fund Allocation of Development: Approx. \$35,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why
Studio/Efficiency	N/A	N/A	N/A
One-Bedroom	4	0	Transfer of assistance
Two-Bedroom	6	0	Transfer of assistance
Three-Bedroom	13	0	Transfer of assistance
Four-Bedroom	2	0	Transfer of assistance

Scattered Sites (1216 E. Santa Clara St. not included)	CAL 35-10	Conversion Type: PBV	Transfer of Assistance: Yes, to CAL 35-3, CAL 35-6, CAL 35-13 through CAL 35-16, and/or CAL 35-1 through CAL 35-2
Total Units: 18 (28 Units at 1216 E. Santa Clara not included)	Pre-RAD Unit Type: Family	Post-RAD Unit Type: Senior/Disabled	Capital Fund Allocation of Development: Approx. \$25,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why
Studio/Efficiency	N/A	N/A	N/A
One-Bedroom	6	0	Transfer of assistance
Two-Bedroom	4	0	Transfer of assistance
Three-Bedroom	7	0	Transfer of assistance
Four-Bedroom	1	0	Transfer of assistance

Scattered Sites	CAL 35-12	Conversion Type: PBV	Transfer of Assistance: Yes, to CAL 35-3, CAL 35-6, CAL 35-13 through CAL 35-16, and/or CAL 35-1 through CAL 35-2
Total Units: 7	Pre-RAD Unit Type: Family	Post-RAD Unit Type: Senior/Disabled	Capital Fund Allocation of Development: Approx. \$10,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why
Studio/Efficiency	N/A	N/A	N/A
One-Bedroom	N/A	N/A	N/A
Two-Bedroom	4	0	Transfer of assistance
Three-Bedroom	3	0	Transfer of assistance
Four-Bedroom	N/A	N/A	N/A

Gregory Gardens	CAL 35-13	Conversion Type: PBV	Transfer of Assistance: No
Total Units: 50	Pre-RAD Unit Type: Senior/Disabled	Post-RAD Unit Type: Senior/Disabled	Capital Fund Allocation of Development: Approx. \$70,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why
Studio/Efficiency	N/A	N/A	N/A
One-Bedroom	50	50	N/A
Two-Bedroom	N/A	N/A	N/A
Three-Bedroom	N/A	N/A	N/A
Four-Bedroom	N/A	N/A	N/A

Villa De Oro	CAL 35-14	Conversion Type: PBV	Transfer of Assistance: No
Total Units: 25	Pre-RAD Unit Type: Senior/Disabled	Post-RAD Unit Type: Senior/Disabled	Capital Fund Allocation of Development: Approx. \$35,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why
Studio/Efficiency	N/A	N/A	N/A
One-Bedroom	25	25	N/A
Two-Bedroom	N/A	N/A	N/A
Three-Bedroom	N/A	N/A	N/A
Four-Bedroom	N/A	N/A	N/A

Villa Pacifica	CAL 35-15	Conversion Type: PBV	Transfer of Assistance: No
Total Units: 25	Pre-RAD Unit Type: Senior/Disabled	Post-RAD Unit Type: Senior/Disabled	Capital Fund Allocation of Development: Approx. \$35,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why
Studio/Efficiency	N/A	N/A	N/A
One-Bedroom	25	25	N/A
Two-Bedroom	N/A	N/A	N/A
Three-Bedroom	N/A	N/A	N/A
Four-Bedroom	N/A	N/A	N/A