

COMMUNITY BASED RENTAL ASSISTANCE POLICY

Revised ~~August, 2016~~September, 2017

Overview

The CHA's Community Based Rental Assistance (CBRA) program (also known as the project-based voucher program) encompasses traditional project-based voucher units, Special Needs units (elderly, disabled, supportive housing, supportive service, and homeless), and pilot local rental subsidy programs. The CHA will determine the percentage of housing choice voucher assistance that is project-based under the CBRA program based on organizational strategic goals and public housing authority and/or City/County revitalization efforts. The CBRA policy is also applicable to units converted to PBV under the Rental Assistance Demonstration (RAD) program.

Simplification of the Process to Project-Base Units

The CHA will utilize a simplified owner proposal selection process to project-base vouchers. The CHA will select CBRA proposals by any of the following methods:

Units Owned by CHA. The CHA is authorized to project-base Section 8 assistance at properties owned directly or indirectly by the Agency, subject to HUD's requirements regarding subsidy layering. Project-based assistance for such owned units does not need to be competitively bid, nor are the owned units subject to any assessments for voluntary conversion. Direct or indirect ownership interest includes, but is not limited to:

- CHA participation as a member in a tax credit or other LLC;
- Direct or indirect ownership interest through a CHA subsidiary;
- CHA ownership of the land on which the community has been or is to be developed; or
- The CHA is funding a portion of the construction costs of the community and subsidizing the operating costs or rents of the community for low income families.

Request for Proposals. The CHA may solicit proposals by using a request for proposals (RFP) process. The RFP process will select proposals on a competitive basis. The CHA will not limit proposals to a single site or impose restrictions that explicitly or practically preclude owner submission of proposals for project-based housing on different sites.

Proposals that were Previously Selected Based on Competition. The CHA may consider an application and select a proposal for housing assisted under a federal, state, or local government housing assistance, community development, or supportive services program (e.g. Low Income Housing Tax Credit (LIHTC), HOME, Housing Trust Fund, Affordable Housing Program, etc.) that included a competitive process. The CHA may consider such applications only if housing was competitively selected within three years of the proposal selection date and where

the earlier competitive proposal did not involve any consideration that the project would receive project-based voucher assistance.

Joint Requests for Proposals with the City and State. The CHA may award project-based voucher assistance via competitive process for other affordable housing funds to maximize the impact of its project-based vouchers and to minimize the number of application processes developers face.

Solicitation and Selection of Proposals

CHA will accept proposals on an ongoing basis. CHA may periodically advertise its request for proposals (RFP) for the target categories in The Charlotte Observer. In addition to, or in place of advertising, CHA may also directly contact specific owners that have already been selected through one of the competitive processes above to inform them of available project based assistance.

In order for the proposal to be considered, the proposal must respond to all requirements as outlined in the RFP. Incomplete proposals will not be reviewed.

The CHA will rate and rank proposals for in the target categories using the following

criteria: *Family Units*

1. Must be located in a permissible area which meet CHA's goals and objectives including but not limited to deconcentrating poverty, expanding housing and economic opportunities
2. Families must have one member either working or participating in a work support program.
3. *No more than 25% of the units in a family development will be project-based unless the development is providing some level of supportive services. (This does not apply to senior and special needs housing).*
4. Developments in neighborhoods within a mile of one of Charlotte's new transportation corridors, including light rail, will be given second priority.

Special Needs Units

1. Category includes units for homeless, disabled, domestic violence, transitional youth and other special needs.
2. Services must be being provided onsite or in coordination with the housing. Higher levels of service provision will be given first priority.
4. Must be located in a permissible area which meet CHA's goals and objectives including but not limited to deconcentrating poverty, expanding housing and economic opportunities, Developments in neighborhoods within a mile of one of Charlotte's new transportation corridors, including light rail, will be given second priority.

Senior Units

1. Must be located in a permissible area which meet CHA's goals and objectives including but not limited to deconcentrating poverty, expanding housing and economic opportunities
2. Developments in Uptown Charlotte or in neighborhoods within a mile of one of Charlotte's new transportation corridors, including light rail, will be given second priority.
3. Services must be provided onsite or in coordination with the housing. Higher levels of service provision will be given priority if the locational criteria rank equally.

In addition to meeting the above criteria, each deal must meet HUD Site Selection Standards set forth in CFR 983.57. Each deal must also be in compliance with HUD subsidy layering rules, the Fair Housing Act, Davis-Bacon regulations for new construction and all other applicable HUD regulations.

Priority will be given to proposals in any target category that complement other local activities such as the redevelopment of a public housing site under the HOPE VI program, the HOME program, CDBG activities, other development activities in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community.

Prohibition of Assistance for Certain Units

The CHA will determine property eligibility criteria and may provide project-based assistance for transitional housing and other innovative housing types to address Charlotte's affordable housing needs.

Cap on the Number of Project-Based Units

The CHA will provide project-based assistance for excepted units in multifamily buildings that are specifically made available for elderly or disabled families or families receiving supportive services on a project-by-project basis with MTW and/or HUD approval.

In Supportive Housing developments (homeless, disabled, domestic violence, transitional youth, and/or special needs) with less than 20 units, the CHA will provide project-based assistance up to 100% of the units in the project. In supportive housing developments (homeless, disabled, domestic violence, transitional youth, and/or special needs) with more than 20 units, CHA will provide project-based assistance up to 60% of the units in the project. Services must be provided in the coordination of housing for supportive housing developments. The types of services offered to families for a project to qualify for the exception will be determined on a project-by-project basis depending on the target population. Supportive Housing developments may use the McKinney Act definition of disabled for the purposes of determining eligibility for exempted units.

The CHA will require reports to be submitted at least quarterly for supportive housing developments (excluding elderly and disabled developments) to ensure proper monitoring of excepted units.

In family developments or transitional housing programs, families must be receiving FSS supportive services or other self-sufficiency services to qualify for an excepted unit. The CHA, contract service provider, and/or supportive service partner will monitor the excepted family's continued receipt of supportive services and take appropriate action regarding those families that fail without good cause to complete their supportive services requirement. The CHA will require reports to be submitted at least quarterly for family developments to ensure proper monitoring of excepted units.

Site Selection Standards

Per CHA's MTW Agreement, the Authority is authorized to duly adopt, according to the requirements of local law, alternate standards for determining the location of existing, newly constructed or substantially rehabilitated housing to receive subsidy; provided, however, that in lieu of the Site Selection Standards currently set forth in 24 C.F.R. Section 983.57, the agency will comply with the following requirements:

- a. The Agency will comply with the Fair Housing Act and Title VI of the Civil Rights Act of 1964, and implementing regulations thereto, in determining the location of newly constructed or acquired public housing units.
- b. Units may be located in the agency's jurisdiction, including within, but not limited to, the following types of urban areas: (1) an area of revitalization that has been designated as such by the City of Charlotte and/or Mecklenburg County, including Redevelopment Areas and Enhanced Enterprise Communities, (2) an area where public housing units were previously constructed and were demolished, (3) a racially or economically impacted area where the agency plans to preserve existing affordable housing, (4) in connection with a HOPE VI or other HUD funded master planned development, (5) in areas where a needs analysis indicates that subsidized housing represents a low percentage of the total number of housing units in the area or (6) relocating units to an area with a lower concentration of public housing units.
- c. Conduct a housing needs analysis indicating that there is a real need for the housing in the area; and
- d. When developing or substantially rehabilitating six or more Section 8 project-based units, the agency will: (1) advise current residents of the subject properties and representative community groups in the vicinity of the subject property by letter to resident organizations and by public meeting, of the agency's revitalization plan and (2) certify to HUD in its MTW Annual Report that the comments from residents and representative community groups have been considered in the revitalization plan. Documentation evidencing that the agency has met the stated requirements will be maintained at the housing authority and submitted to HUD in its MTW Annual Report.

It is the goal of CHA to select sites for CBRA housing that provide for deconcentrating poverty and expanding housing and economic opportunities. In complying with this goal, the CHA will limit approval of sites for project-based housing in census tracts that have poverty concentrations of 20 percent or less.

However, the CHA will grant exceptions to the 20 percent standard where the CHA determines that the project-based assistance will complement other local redevelopment activities designed to deconcentrate poverty and expand housing and economic opportunities in census tracts with poverty concentrations greater than 20 percent, such as sites in:

- A census tract in which the proposed development will be located in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community;
- A census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition and HOPE VI redevelopment;
- A census tract in which the proposed development will be located is undergoing significant revitalization as a result of state, local, or federal dollars invested in the area;
- A census tract where new market rate units are being developed where such market rate units will positively impact the poverty rate in the area;
- A census tract where there has been an overall decline in the poverty rate within the past five years; or
- A census tract where there are meaningful opportunities for educational and economic advancement.

Additionally, the CHA will strive to get as many CBRA units as possible in stable Charlotte neighborhoods, neighborhoods where there is an active neighborhood revitalization plan and/or neighborhoods along Charlotte's new transportation corridors, including the light rail. Priority will be given to developments that meet one or more of the following goals:

- Located in an area of low crime as determined by local law enforcement;
- Located in an area with access to high-performing public schools; or
- Located in neighborhoods within a mile of one of Charlotte's new transportation corridors, including light rail.

Inspecting Units

The CHA will waive the requirement for an initial HQS inspection on newly constructed project-based units and utilize a Certificate of Occupancy (CO) in lieu of an initial inspection.

Site-Based Administration

CHA's CBRA program will utilize simplified property management practices based on private management/private sector models instead of the traditional public housing authority managed project-based voucher model in order to simplify, streamline and enhance the delivery of management services to CBRA communities. The CHA will delegate to the Owner Entities' professional management companies the full responsibility of administering all aspects of the CBRA program. This includes: waiting list selection and administration, eligibility, admissions, and functions related to continued occupancy to include but not limited to regularly scheduled recertifications, interim recertifications and transfer moves, at the property level based on the community's approved tenant selection plan and the CHA's Administrative Plan. The Owner Entities' property management is also authorized to administer grievance processes provided that no-cause evictions are not permitted and all policies and practices comply with fair housing and other related requirements.

Lease

The CHA may waive the initial one year lease requirement in Supportive Housing development/programs.

Family Right to Move

CHA has received a waiver of 24 CFR 983.260 Family Right to Move, so that a family will not be offered the opportunity for continued tenant-based rental assistance if they terminate the lease at any time after one year of occupancy. Exceptions to the waiver may be made for:

- Occupancy of a wrong size unit due to change in family composition and property does not have an available unit that meets occupancy standards for the family's size;
- Reasonable accommodation;
- Victims of domestic violence, dating violence, or stalking; and
- Owner refusal to renew the lease without good cause.
- Tenants that occupied RAD -PBV units the time of conversion

Determining Rent to Owner

The CHA has an approved waiver of 24 CFR 983.301 in order to implement a more market competitive determination of rent to owner process for the Community Based Rental Assistance (CBRA) Program in order to:

- Create affordable housing developments through public/private partnerships using market principles that maximize the economic viability and sustainability of CHA's mix-income communities.
- Meet CHA's goals and objectives including but not limited to deconcentrating poverty, expanding housing and economic opportunities
- Facilitate self-sufficiency among low-income families by increasing access to community resources and amenities that improve quality of life.

CHA's determination of rent to owner process may determine contract rents on a project-by-project basis up to 120% of HUDs fair market rents (FMRs) based on independent market study and analysis. Exceptions to the CHA Payment Standards may be granted with Administration approval based on the following factors:

- The quality of the housing regardless of the submarket.
- The location of the housing with respect to its proximity to revitalization/transformation activities and other public development initiatives.
- CHA's de-concentration efforts
- CHA's RAD portfolio conversion

Rental Assistance Demonstration (RAD) Significant Amendment

The Housing Authority of the City of Charlotte is amending its FY2016 Moving Forward Annual Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the Housing Authority of the City of Charlotte will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-2 and any successor Notices. Upon conversion to Project Based Vouchers the Authority will adopt the PBV Residents Rights and Participation that cannot be altered by MTW flexibility. These are listed in Section 1.6.C & 1.6.D of PIH Notice 2012-32, REV-2. The PBV Resident Rights and Participation applicable to CHA’s RAD conversion are appended to this Attachment. Additionally, the Housing Authority of the City of Charlotte 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 Housing Authority of the City of Charlotte 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 Housing Authority of the City of Charlotte may also borrow funds to address their capital needs. At this time, CHA will be researching all options and maintaining continued service requirements will be a high priority for the agency. We do not anticipate any reductions due to RAD.

The Housing Authority of the City of Charlotte will also be contributing Operating Reserves up to the maximum available amount per property as defined per the RAD notice, subject to HUD and Board approval. The Housing Authority of the City of Charlotte currently has debt under the Capital Fund Financing Program and will be working with US Bank to address outstanding debt issues. Regardless of any funding changes that may occur as a result of conversion under RAD, the Housing Authority of the City of Charlotte certifies that it will maintain its continued service level for its remaining portfolio of public housing units

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

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Name of Public Housing Development: Southside	PIC Development ID: NC003000003	Conversion type: PBV	Transfer of Assistance: 2 units
Total Units: 394	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$529,754
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	65	73	8
Two Bedroom	233	221	-12
Three Bedroom	86	88	2
Four Bedroom	10	10	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	394	392	-2 (special use units)
If performing a Transfer of Assistance:	The Transfer of Assistance is related to special use units, therefore no transfer of waiting list is necessary		
# of Elderly, Disabled, or Receiving Supportive Services ¹ :	392		

Name of Public Housing Development: First Ward	PIC Development ID: NC003000005	Conversion type: PBV	Transfer of Assistance: None
Total Units: 132	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$191,069
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	8	8	0
Two Bedroom	68	68	0
Three Bedroom	43	43	0
Four Bedroom	12	12	0
Five Bedroom	1	1	0
Six Bedroom	0	0	0
Total Units	132	132	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	132		

¹ CHA meets the RAD notice to Project-Base 100% of the units because the number of families that are elderly, disabled or eligible to receive supportive services exceeds 50% of the total RAD PBV units.

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Name of Public Housing Development: Edwin Towers	PIC Development ID: NC003000006	Conversion type: PBV	Transfer of Assistance: None
Total Units: 176	Pre-RAD Unit Type: Senior	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$205,351
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	64	64	0
One Bedroom	96	96	0
Two Bedroom	16	16	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	176	176	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	176		

Name of Public Housing Development: Arbor Glen	PIC Development ID: NC003000009	Conversion type: PBV	Transfer of Assistance: 4 units
Total Units: 29	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$42,491
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	4	4	0
Two Bedroom	10	6	-4
Three Bedroom	13	13	0
Four Bedroom	2	2	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	29	25	-4
If performing a Transfer of Assistance:	The Transfer of Assistance is related to special use units, therefore no transfer of waiting list is necessary		
# of Elderly, Disabled, or Receiving Supportive Services:	25		

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Name of Public Housing Development: Arbor Glen I	PIC Development ID: NC003000010	Conversion type: PBV	Transfer of Assistance: None
Total Units: 60	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$78,789
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	42	42	0
Two Bedroom	12	12	0
Three Bedroom	6	6	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	60	60	0
If performing a Transfer of Assistance:			
# of Elderly, Disabled, or Receiving Supportive Services:	60		

Name of Public Housing Development: Dillehay Courts	PIC Development ID: NC003000012	Conversion type: PBV	Transfer of Assistance: None
Total Units: 136	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$219,186
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	12	12	0
Three Bedroom	68	68	0
Four Bedroom	48	48	0
Five Bedroom	8	8	0
Six Bedroom	0	0	0
Total Units	136	136	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	0		

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Name of Public Housing Development: Cedar Knoll/ Leafcrest/ Mallard Ridge	PIC Development ID: NC003000016	Conversion type: PBV	Transfer of Assistance: None
Total Units: 132	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$198,729
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	15	15	0
Two Bedroom	42	42	0
Three Bedroom	61	61	0
Four Bedroom	14	14	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	132	132	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	97		

Name of Public Housing Development: Charlottetown	PIC Development ID: NC003000018	Conversion type: PBV	Transfer of Assistance: 19 units
Total Units: 180	Pre-RAD Unit Type: Disabled	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$204,394
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	139	125	-14
One Bedroom	40	36	-4
Two Bedroom	1	0	-1
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	180	161	-19
If performing a Transfer of Assistance:	The Transfer of Assistance is related to special use units, therefore no transfer of waiting list is necessary		
# of Elderly, Disabled, or Receiving Supportive Services:	161		

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Name of Public Housing Development: Tall Oaks/Tarleton Hills/Savanna Woods	PIC Development ID: NC003000020	Conversion type: PBV	Transfer of Assistance: None
Total Units: 149	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$225,454
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	25	25	0
Two Bedroom	52	52	0
Three Bedroom	50	50	0
Four Bedroom	22	22	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	149	149	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	50		

Name of Public Housing Development: Autumn Place	PIC Development ID: NC003000022	Conversion type: PBV	Transfer of Assistance: None
Total Units: 68	Pre-RAD Unit Type: Elderly	Post-RAD Unit Type if different:	Capital Fund allocation of Development:\$ 82,776
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	65	65	0
Two Bedroom	3	3	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	68	68	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	68		

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Name of Public Housing Development: Meadow Oaks/Gladedale/ Wallace Woods	PIC Development ID: NC003000025	Conversion type: PBV	Transfer of Assistance: None
Total Units: 129	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$196,460
Bedroom Type	Number of Units Pre- Conversion	Number of Units Post- Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	11	11	0
Two Bedroom	42	42	0
Three Bedroom	68	68	0
Four Bedroom	8	8	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	129	129	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	0		

Name of Public Housing Development: Sunridge/Robinsdale	PIC Development ID: NC003000028	Conversion type: PBV	Transfer of Assistance: None
Total Units: 74	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$112,283
Bedroom Type	Number of Units Pre- Conversion	Number of Units Post- Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	4	4	0
Two Bedroom	23	23	0
Three Bedroom	43	43	0
Four Bedroom	4	4	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	74	74	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	0		

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Name of Public Housing Development: Park @ Oaklawn	PIC Development ID: NC003000030	Conversion type: PBV	Transfer of Assistance: None
Total Units: 89	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$84,539
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	46	46	0
Three Bedroom	39	39	0
Four Bedroom	4	4	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	89	89	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	89		

Name of Public Housing Development: Rivermere	PIC Development ID: NC003000031	Conversion type: PBV	Transfer of Assistance: None
Total Units: 20	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$18,832
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	12	12	0
Three Bedroom	8	8	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	20	20	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	0		

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Name of Public Housing Development: Arbor Glen II	PIC Development ID: NC003000032	Conversion type: PBV	Transfer of Assistance: None
Total Units: 40	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$37,087
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why: (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	27	27	0
Three Bedroom	13	13	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	40	40	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	40		

Name of Public Housing Development: Nia Point	PIC Development ID: NC003000033	Conversion type: PBV	Transfer of Assistance: None
Total Units: 29	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$26,874
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	16	16	0
Three Bedroom	13	13	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	29	29	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	29		

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Name of Public Housing Development: Arbor Glen III	PIC Development ID: NC003000035	Conversion type: PBV	Transfer of Assistance: None
Total Units: 12	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$11,216
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	8	8	0
Three Bedroom	4	4	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	12	12	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	12		

Name of Public Housing Development: McAden Park	PIC Development ID: NC003000037	Conversion type: PBV	Transfer of Assistance: None
Total Units: 30	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$26,387
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	3	3	0
Two Bedroom	18	18	0
Three Bedroom	9	9	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	30	30	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	30		

Appendix K

Name of Public Housing Development: Stonehaven	PIC Development ID: NC003000038	Conversion type: PBV	Transfer of Assistance: None
Total Units: 24	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$20,721
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	6	6	0
Two Bedroom	16	16	0
Three Bedroom	2	2	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	24	24	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	24		

Name of Public Housing Development: Montgomery Gardens	PIC Development ID: NC003000039	Conversion type: PBV	Transfer of Assistance: None
Total Units: 20	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$18,510
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	14	14	0
Three Bedroom	6	6	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	20	20	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	20		

Appendix K

Name of Public Housing Development: Prosperity Creek	PIC Development ID: NC003000040	Conversion type: PBV	Transfer of Assistance: 84 units
Total Units: 72	Pre-RAD Unit Type: Elderly	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$51,227
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	72	144	72
Two Bedroom	0	12	12
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	72	156	84
If performing a Transfer of Assistance:	This will allow the property to be governed by a single program / HAP Contract. No changes to the policy expected.		
# of Elderly, Disabled, or Receiving Supportive Services:	156		

Name of Public Housing Development: South Oak Crossing	PIC Development ID: NC003000041	Conversion type: PBV	Transfer of Assistance: None
Total Units: 20	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$19,329
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	10	10	0
Three Bedroom	10	10	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	20	20	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	20		

Appendix K

Name of Public Housing Development: Springfield Gardens	PIC Development ID: NC003000042	Conversion type: PBV	Transfer of Assistance: None
Total Units: 22	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$20,901
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	11	11	0
Three Bedroom	11	11	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	22	22	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	22		

Name of Public Housing Development: 940 Brevard	PIC Development ID: NC003000044	Conversion type: PBV	Transfer of Assistance: None
Total Units: 40	Pre-RAD Unit Type: Elderly	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$28,619
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	40	40	0
Two Bedroom	0	0	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	40	40	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	40		

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Name of Public Housing Development: Seigle Point	PIC Development ID: NC003000045	Conversion type: PBV	Transfer of Assistance: None
Total Units: 102	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$94,569
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	6	6	0
Two Bedroom	42	42	0
Three Bedroom	54	54	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	102	102	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	102		

Name of Public Housing Development: Springcroft @ Ashley Park	PIC Development ID: NC003000046	Conversion type: PBV	Transfer of Assistance: None
Total Units: 18	Pre-RAD Unit Type: Elderly	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$12,891
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	18	18	0
Two Bedroom	0	0	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	18	18	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	18		

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Name of Public Housing Development: McAlpine	PIC Development ID: NC003000048	Conversion type: PBV	Transfer of Assistance: None
Total Units: 26	Pre-RAD Unit Type: Senior	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$18,602
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	26	26	0
Two Bedroom	0	0	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	26	26	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	26		

Name of Public Housing Development: Glen Cove	PIC Development ID: NC003000049	Conversion type: PBV	Transfer of Assistance: None
Total Units: 10	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$9,574
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	5	5	0
Three Bedroom	5	5	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	10	10	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	10		

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Name of Public Housing Development: Fairmarket Square	PIC Development ID: NC003000050	Conversion type: PBV	Transfer of Assistance: None
Total Units: 16	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different	Capital Fund allocation of Development: \$15,508
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	8	8	0
Three Bedroom	8	8	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	16	16	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	16		

Name of Public Housing Development: McCreesh II	PIC Development ID: NC003000051	Conversion type: PBV	Transfer of Assistance: None
Total Units: 63	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development:\$ 36,655
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	63	63	0
One Bedroom	0	0	0
Two Bedroom	0	0	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	63	63	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	63		

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Name of Public Housing Development: Seneca Woods	PIC Development ID: NC003000052	Conversion type: PBV	Transfer of Assistance: None
Total Units: 17	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$16,267
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	8	8	0
Three Bedroom	9	9	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	17	17	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	17		

Name of Public Housing Development: Ashley Park	PIC Development ID: NC003000053	Conversion type: PBV	Transfer of Assistance: None
Total Units: 22	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$18,954
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	22	22	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	22	22	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	22		

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Name of Public Housing Development: Hampton Creste	PIC Development ID: NC003000054	Conversion type: PBV	Transfer of Assistance: None
Total Units: 60	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$54,287
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	8	8	0
Two Bedroom	44	44	0
Three Bedroom	8	8	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	60	60	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	60		

Name of Public Housing Development: Moore Place	PIC Development ID: NC003000055	Conversion type: PBV	Transfer of Assistance: None
Total Units: 34	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$24,712
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	34	34	0
Two Bedroom	0	0	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	34	34	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	34		

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Name of Public Housing Development: Steele Creek	PIC Development ID: NC003000056	Conversion type: PBV	Transfer of Assistance: 60 units
Total Units: 60	Pre-RAD Unit Type: Senior	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$38,721
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	60	102	42
Two Bedroom	0	18	18
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	60	120	60
If performing a Transfer of Assistance:	This will allow the property to be governed by a single program / HAP Contract. No changes to the policy expected.		
# of Elderly, Disabled, or Receiving Supportive Services:	120		

Name of Public Housing Development: Woodlawn House	PIC Development ID: NC003000057	Conversion type: PBV	Transfer of Assistance: 52 units
Total Units: 52	Pre-RAD Unit Type: Elderly	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$695.29
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	34	68	34
Two Bedroom	18	36	18
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	52	104	52
If performing a Transfer of Assistance:	This will allow the property to be governed by a single program / HAP Contract. No changes to the policy expected.		
# of Elderly, Disabled, or Receiving Supportive Services:	104		

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Name of Public Housing Development: McMullen Woods	PIC Development ID: NC003000059	Conversion type: PBV	Transfer of Assistance: None
Total Units: 21	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$19,816
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	11	11	0
Three Bedroom	10	10	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	21	21	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	21		

Name of Public Housing Development: Boulevard Seniors	PIC Development ID: NC003000060	Conversion type: PBV	Transfer of Assistance: 20 units
Total Units: 70	Pre-RAD Unit Type: Elderly	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$45,672
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	70	90	20
Two Bedroom	0	0	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	70	90	20
If performing a Transfer of Assistance:	The Transfer of Assistance is related to special use units, therefore no transfer of waiting list is necessary.		
# of Elderly, Disabled, or Receiving Supportive Services:	90		

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Name of Public Housing Development: Hall House	PIC Development ID: NC003000061	Conversion type: PBV	Transfer of Assistance: 191
Total Units: 191	Pre-RAD Unit Type: Senior	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$233,435
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	60	0	-60
One Bedroom	130	0	-130
Two Bedroom	1	0	-1
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	191	0	-191
If performing a Transfer of Assistance:	Hall House is currently vacant, so there is no waiting list		
# of Elderly, Disabled, or Receiving Supportive Services:	0		

Name of Public Housing Development: Claremont/Victoria Square	PIC Development ID: NC003000062	Conversion type: PBV	Transfer of Assistance: 1 unit from Victoria Square
Total Units: 82	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$72,191
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	14	14	0
Two Bedroom	34	34	0
Three Bedroom	25	24	-1
Four Bedroom	9	9	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	82	81	-1
If performing a Transfer of Assistance:	The Transfer of Assistance is related to special use units, therefore no transfer of waiting list is necessary		
# of Elderly, Disabled, or Receiving Supportive Services:	81		

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Name of Public Housing Development: Boulevard Phase II	PIC Development ID: NC003000063	Conversion type: PBV	Transfer of Assistance: 8 units
Total Units: 23	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$21,320
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	4	7	3
Two Bedroom	11	15	4
Three Bedroom	8	9	1
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	23	31	8
If performing a Transfer of Assistance:	The Transfer of Assistance is related to special use units, therefore no transfer of waiting list is necessary		
# of Elderly, Disabled, or Receiving Supportive Services:	31		

Name of Public Housing Development: Strawn Apartments II	PIC Development ID: NC003000064	Conversion type: PBV	Transfer of Assistance: None
Total Units: 170	Pre-RAD Unit Type: Senior	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$178,054
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	120	120	0
One Bedroom	50	50	0
Two Bedroom	0	0	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	170	170	170
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	170		

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Name of Public Housing Development: Parktowne Terrace II	PIC Development ID: NC003000065	Conversion type: PBV	Transfer of Assistance: None
Total Units: 163	Pre-RAD Unit Type: Senior	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$172,099
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	130	130	0
One Bedroom	33	33	0
Two Bedroom	0	0	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
Total Units	163	163	0
If performing a Transfer of Assistance:	N/A		
# of Elderly, Disabled, or Receiving Supportive Services:	163		

Total to convert under RAD: 3,399 Physical Units/3,277 Occupied Units

- A. CHA proposes a transfer of assistance for units at Hall House to Woodlawn, Prosperity Creek and Steele Creek.
- B. CHA proposes a transfer of assistance for current special use units at Southside Homes, Arbor Glen, Charlottetown Terrace, and Victoria Square to dwelling units at Boulevard Seniors and Boulevard Phase II.
- C. Upon conversion there will be changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project sites after they have been converted. CHA will follow the HCV Administrative Plan and approved Tenant Selection plan for resident selection.
- D. CHA is currently compliant with all fair housing and civil rights requirements and is not under a Voluntary Compliance Agreement.

RAD PBV PROJECT SELECTION AND PROJECT CAP

PBV Project Selection

Maximum Amount of PBV Assistance

Covered projects do not count against the maximum amount of assistance a PHA may utilize for the PBV program.

Cap on Number of PBV Units in each Project

Fifty percent (50%) of the units in each project may receive PBV assistance. An assisted household cannot be involuntarily displaced as a result of this provision.

The CHA will provide Housing Choice Voucher Project-based assistance for up to 100% of units at properties owned directly or indirectly by the Agency, subject to HUD's requirements regarding subsidy layering.

An owner may still project-base 100 percent of the units provided at least 50 percent of the units at the project qualify for the exceptions for elderly, disabled, or families receiving supportive services, or are within single-family properties or in accordance with CHA MTW initiatives.

Families living in units subject to a proposed RAD conversion must be given the option to receive supportive services. If such services are declined by the household, the unit shall remain under the HAP contract, the household shall not be terminated from the PBV program, and the decision to decline an offer to receive supportive services shall not represent a ground for lease termination. Once the initial household residing in the excepted unit under RAD vacates such unit, all MTW / PBV program requirements related to the required receipt of supportive services shall apply

PBV CONTRACT TERMS AND CONTRACT RENTS

Length of Contract

Covered projects shall have an initial HAP term of at least 15 years and up to 20 years upon request of the PHA and with approval by the agency administering the vouchers.

Mandatory Contract Renewal

By statute, upon contract expiration, the agency administering the vouchers shall offer, and the PHA shall accept, renewal of the contract subject to the terms and conditions applicable at the time of renewal and the availability of appropriations each year for such renewal.

In the event that the HAP Contract is removed due to breach, non-compliance or insufficiency of Appropriations, for all units previously covered under the HAP Contract, new tenants must have incomes at or below 80 percent of the area median income at the time of admission and rents may not exceed 30% of 80% of median income for an appropriate size unit for the remainder of the term of the RAD Use Agreement.

Initial Contract Rents

Initial PBV contract rents are subject to the statutory and regulatory PBV requirements governing contract rents. Initial contract rents cannot exceed the lower of (a) the reasonable rent; (b) an amount determined by the PHA, not to exceed 120 percent of the applicable FMR (or

applicable exception payment standard), minus any utility allowance; or (c) the rent requested by the owner.

PHAs may adjust subsidy (and contract rents) across multiple projects. MTW agencies may use their MTW block grant funds to set their initial contract rents, subject to applicable program caps. HUD refers to this as “bundled” rents, and is permissible when a PHA submits applications for two or more projects. There is no limit to the number of projects that a PHA may bundle.

Adjusting Contract Rents

Contract rents will be adjusted annually by HUD’s Operating Cost Adjustment Factor (“OCAF”) at each anniversary of the HAP Contract, subject to the availability of appropriations for each year of the contract term. The rent to owner may at no time exceed the reasonable rent charged for comparable unassisted units in private market, as determined by the Contract Administrator. However, the rent to owner shall not be reduced below the initial rent to owner for dwelling units under the initial HAP Contract. MTW agencies may not alter this requirement.

Resident Rights, Participation, Waiting List and Grievance Procedures

Section 1.6. C. PBV Resident Rights and Participation

1. No Re-screening of Tenant upon Conversion

Current households are not subject to rescreening, income eligibility, or income targeting provisions. Current households will be subject to any ongoing eligibility requirements for actions that occur during tenancy.

2. Right to Return

Any residents which need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Households will need to meet eligibility requirements at the time of admission. Residents of a development undergoing conversion of assistance may voluntarily accept a HA or Owner’s offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed

3. Renewal of Lease

The HA must renew all leases upon lease expiration, unless cause exists. This provision must be incorporated by the PBV owner into the tenant lease or tenancy addendum, as appropriate.

4. Phase-in of Tenant Rent Increases

Charlotte Housing Authority will continue to utilize the Rent Reform initiative to calculate total tenant payment, so tenant rent increases are not anticipated. If a tenant's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 years.

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP and the standard TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 66% of difference between most recently paid TTP and the standard TTP
- Year 3: Year 3 AR and all subsequent recertifications – Full standard TTP

5. Public Housing FSS, ROSS, and Jobs Plus Participants

Current PH FSS participants will continue to be eligible for FSS once their housing is converted under RAD, and PHAs will be allowed to use any PH FSS funds granted previously or pursuant to the FY 2013 PH FSS NOFA, to serve those FSS participants who live in units converted by RAD and who will as a result be moving to the HCV FSS program. A PHA must convert the PH FSS program participants at the covered project to their HCV FSS program.

Residents who were converted from the PH FSS program to the HCV FSS program through RAD may not be terminated from the HCV FSS program or have HCV assistance withheld due to the participant's failure to comply with the contract of participation.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future public housing ROSS-SC grants.

The Jobs Plus target project(s) under RAD will be able to finish out their Jobs Plus period of performance at the site. Existing grant requirements, including but not limited to Jobs Plus Earned Income Disregard will continue to be implemented.

6. Resident Participation and Funding

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Residents of covered projects converting assistance to PBVs will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding contingent upon funding availability.

7. Resident's Procedural Rights

- A. **Lease Termination.** In addition to the regulations at 24 CFR § 983.257, related to owner termination of tenancy and eviction, the termination procedure for RAD conversions to PBV will require that HAS provide adequate written notice of termination of the lease. In a case where the family has committed such an action or failure to act, the Project Owner may seek to evict the family and will do so by terminating the family's lease according to the following procedures.
- B. **Notice of lease termination.** Before terminating a tenant's lease, the Project Owner must issue a written notice of lease termination to the tenant which shall not be less than:
- i. A reasonable period of time, but not to exceed than thirty (30) days:
 - a. If the health or safety of other tenants, Project Owner or HA employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - b. In the event of any drug-related or violent criminal activity or felony conviction;
 - ii. Ten (10) days in the case of nonpayment of rent;
 - iii. Thirty (30) days in every other case, except that if a state or local law provides for a shorter period of time, such shorter period shall apply;
 - iv. Any notice of lease termination must contain the following information.
 - a. The reasons for the lease termination with enough specificity to permit the tenant to prepare a defense;
 - b. A statement of the tenant's right to request an informal grievance hearing from the Project Owner within five (5) business days of the tenant's receipt of the notice of lease termination;
 - c. The opportunity to examine before the informal grievance hearing any relevant documents, records, or regulations, in the Project Owner's possession, including the tenant file, directly relating to the matter. The tenant shall be allowed to copy any such document at the tenant's expense. If the Project Owner does not make the document available for examination upon request by the resident, the Project Owner may not rely on such document at the informal grievance hearing.
 - d. The rights of tenants pursuant to the requirements of 24 CFR Part 5, Subpart L, involving protections for victims of domestic violence, dating violence, sexual assault, or stalking; and
 - e. The right of tenants to request a reasonable accommodation based on a disability, in accordance with 24 CFR Part 8.

- C. **Grievance Hearing.** In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),³¹ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a HA (as owner) action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
- i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is outlined in Chapter 16 of the Housing Choice Voucher Administrative Plan.
 - ii. For any additional hearings required under RAD, the HA (as owner) will perform the hearing.
 - iii. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.
 - iv. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555 (c) (1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555 (a) (1) (i)-(vi).
- D. **Informal Hearing.** The Project Owner provides opportunity for an informal hearing before an eviction as described below:
- a. Request for informal grievance hearing. The tenant shall submit a written request for a hearing to the Project Owner within five (5) business days of receipt of notice of the adverse action taken by the Project Owner. The written request shall specify:
 - i. The reasons for the grievance; and
 - ii. The action or relief sought.
 - b. Selection of Hearing Officer or Hearing Panel.
 - i. An informal grievance hearing shall be conducted by an impartial person or persons appointed by the Project Owner other than a person who made or approved the action under review or a subordinate of such person.
 - c. Scheduling of hearings. Once the tenant properly requests the hearing, the hearing shall be scheduled by the hearing officer or hearing panel promptly for a time and place reasonably convenient to both the tenant and the Project Owner. A written notification specifying the time, place and the procedures governing the informal hearing shall be issued to the tenant at least five (5) calendar days before the informal hearing.
 - d. **Hearing Requirements**
 - i. The tenant shall be afforded a fair hearing, which shall include:
 - a) The opportunity to examine before the informal grievance hearing any relevant documents, records, or regulations, in the Project Owner's possession, including the tenant file, directly relating to the matter. The tenant shall be allowed to copy any such document at the tenant's expense. If the Project Owner does not make the document available for examination upon request by the resident, the Project Owner may not rely on such document at the informal grievance hearing.
 - b) The right to be represented by counsel or other person chosen as the tenant's representative, and to have such person make statements on the tenant's behalf;

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- c) The right to a private hearing;
 - d) The right to present evidence and arguments in support of the tenant's complaint, to controvert evidence relied on by the Project Owner, and to confront and cross-examine all witnesses upon whose testimony or information the Project Owner relies; and
 - e) A decision based solely and exclusively upon the facts presented at the hearing.
- ii. The hearing officer or hearing panel may render a decision without proceeding with the hearing if the hearing officer or hearing panel determines that the issue has been previously decided in another proceeding.
 - iii. If the tenant fails to appear at a scheduled hearing, the hearing officer or hearing panel may make a determination that the party has waived his right to a hearing. Both the tenant and the Project Owner shall be notified of the determination by the hearing officer or hearing panel: *Provided*, That a determination that the tenant has waived his right to a grievance hearing shall not constitute a waiver of any right the tenant may have to contest the disposition of the grievance in an appropriate judicial proceeding.
 - iv. At the hearing, the tenant must first make a showing of an entitlement to the relief sought and thereafter the Project Owner must sustain the burden of justifying the Project Owner's action or failure to act against which the complaint is directed.
 - v. The hearing shall be conducted informally by the hearing officer or hearing panel and oral or documentary evidence pertinent to the facts and issues raised by the complaint may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings. The hearing officer or hearing panel shall require the Project Owner, the tenant, counsel and other participants to conduct themselves in an orderly fashion. Failure to comply with the directions of the hearing officer or hearing panel to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate.

8. Establishment of Waiting List

In establishing the waiting list for the converted project, the PHA shall utilize the project-specific waiting list that existed at the time of conversion. In addition, the waiting list must be maintained in accordance with PBV program requirements.

9. Choice-Mobility

~~Under the RAD-PBV program, converting residents are eligible to the right to move with a tenant based rental assistance voucher after 12 months of occupancy after conversion. (24CFR 983.260). Once the initial converting resident vacates, all MTW/PBV waivers/requirements related to choice mobility shall apply. The tenant-based voucher comes from an existing voucher supply from the PHA and is subject to availability. The PHA will set aside 75% of turnover vouchers to be utilized for converting residents. If a tenant based rental assistance voucher is unavailable, the family will be placed on a waiting list until such time that one becomes available.~~
~~Choice-Mobility. Under the RAD-PBV program, converting residents are eligible to~~

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request the right to move with a tenant based rental assistance voucher after 24 months from occupancy. (24CFR 983.260). Once the initial converting resident vacates, all MTW PBV requirements related to choice mobility shall apply. The PHA will set aside 25% of turnover vouchers to be utilized for RAD PBV converting residents. If a tenant-based rental assistance voucher is unavailable for RAD PBV conversion households, the family will be placed on a RAD conversion household waiting list until such time that one becomes available.

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10. Agreement Waiver

For public housing conversions to PBV, there will be no Agreement to Enter into a Housing Assistance Payments (AHAP) contract. Therefore, all regulatory references to the Agreement (AHAP), including regulations under 24 CFR Part 983 Subpart D are waived.

11. Inspections

The PBV requirements related to inspection shall apply to all RAD PBV units.

12. When Total Tenant Payment Exceeds Gross Rent (over subsidy)

If at the time of conversion, the resident’s total tenant payment exceeds the Gross Rent of the unit, the tenant will be required to pay the Gross Rent. The unit will be considered part of the HAP contract, and will remain eligible to receive future assistance should the resident’s income decrease. In addition, the regulation requiring termination of assistance if a household does not receive subsidy for 180 days is also waived. Following conversion, all MTW / PBV over subsidy regulations will apply.

13. Under-occupied units

If a family is in an under-occupied unit at the time of conversion, the family may remain in this unit until an appropriate sized unit becomes available in the covered project, but will be subject to move to an appropriate size unit once one becomes available. Following conversion, all MTW / PBV regulations will apply.

PBV: Other Miscellaneous Provisions

- 1. Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.

2. **Additional Monitoring Requirement.** The PHA's Board must approve the operating budget for the covered project annually in accordance with HUD requirements.
3. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** Under existing PBV program rules, projects that qualify as "existing housing" under 24 CFR § 983.52(a) are not subject to Davis-Bacon (prevailing wages, the Contract Work Hours and Safety Standards Act, and other related regulations, rules, and requirements) or Section 3 (24 CFR Part 135). However, the Davis-Bacon Act and Section 3 shall apply to all initial repairs that are identified in the Financing Plan to the extent that such repairs qualify as construction or rehabilitation, regardless of whether the project qualifies as "existing housing." Developmental requirements under 24 CFR §983.154 and fair housing provisions under 24 CFR § 983.152(c)(vi) continue to apply.
4. **Mandatory Insurance Coverage.** The project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed property of a project, except with the written approval of HUD to the contrary.
5. **Future Refinancing.** Owners must receive HUD approval for any refinancing or restructuring of permanent debt within the HAP contract term to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)
6. **Administrative Fees for Public Housing Conversions.** For the initial Calendar Year in which a project's assistance has been converted, RAD PBV projects will be funded with public housing money. Since the public housing funding will not have been transferred to the TBRA account and since this funding is not section 8 assistance the annual contributions contract (ACC) between the PHA and HUD will cover the project units, but be for zero dollars. For this transition period, the ACC will primarily serve as the basis for covering the units and requiring PHA compliance with HUD requirements, but it will not be (as it is in the regular PBV program) the funding vehicle for the PBV RAD vouchers. Given this, and given the fact that PHAs will be receiving full public housing funding for the PBV units during this transition period, PHAs will not receive ongoing section 8 administrative fee funding during this time.
³² For PBV conversions that are not FHA-insured, a future HUD notice will describe project financial data that may be required to be submitted by a PBV owner for purposes of the evaluation, given that PBV projects do not submit annual financial statements to HUD/REAC.

Generally, PHAs receive ongoing administrative fees for units under a HAP contract, consistent with recent appropriation act references to "section 8(q) of the [United States

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Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Responsibility Act of 1998" and 24 CFR 982.152(b). During the transition period mentioned in the preceding paragraph, these provisions are waived, and PHAs will not receive section 8 ongoing administrative fees for PBV RAD units.

After this transition period, the ACC will be amended to include section 8 funding that corresponds to the units covered by the ACC. At that time, the regular section 8 administrative fee funding provisions will apply.

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Site Selection and Neighborhood Standards Review

CHA has analyzed all currently known replacement sites for those RAD conversions that involve transfer of assistance. All proposed sites meet the current MTW Site and Neighborhood Standards as defined in CHA's MTW Agreement.

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Relocation Plans

Charlotte Housing Authority anticipates relocation at only one community, Tall Oaks, which is currently under redevelopment. However, should future renovation or redevelopment plans require relocation, Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 will be followed as applicable. Households will need to meet eligibility requirements at the time of admission.

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Significant Amendment Definition

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

- a. 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;
- b. Changes to the construction and rehabilitation plan for each approved RAD conversion;

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- c. Decisions or changes related to the financing structures for each approved RAD conversion including decisions to allocate PHA financial resources as a source of funds to support the RAD conversion initiatives; and
- d. Decisions to apply MTW programmatic flexibility to post-conversion RAD developments.