

Rental Assistance Demonstration (RAD) Revision to Agency Plan

The Raleigh Housing Authority (RHA) is amending its annual PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, RHA will be converting public housing communities to Project Based Vouchers (PBV) through a portfolio award and within the guidelines of H 2019-09/PIH 2019-23 (HA), 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, RHA 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 RHA 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 RHA may also borrow funds to address their capital needs. Regardless of any funding changes that may occur as a result of conversion under RAD, the Authority will maintain its continued service level to our residents.

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

Development #1

Name of Public Housing Project: Meadow Ridge	PIC Development ID: NC002000014	Conversion Type: Project Based Voucher	Transfer of Assistance: No
Total Units: 60	Pre- RAD Unit Type: Semi-Detached	Post-RAD Unit Type if different: Semi-Detached	Capital Fund allocation of Development: \$171,954
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bdrm Type and Why
Studio/Efficiency	0	0	0
One Bedroom	8	8	0
Two Bedroom	28	28	0
Three Bedroom	18	18	0
Four Bedroom	4	4	0
Five Bedroom	2	2	0

Development #2

Name of Public Housing Project: Valleybrook	PIC Development ID: NC002000019	Conversion Type: Project Based Voucher	Transfer of Assistance: No
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Total Units: 50	Pre- RAD Unit Type: Row and Townhouses	Post-RAD Unit Type: Row and Townhouses	Capital Fund allocation of Development: \$140,968
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bdrm Type and Why
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	29	29	0
Three Bedroom	17	17	0
Four Bedroom	4	4	0
Five Bedroom	0	0	0

Development #3

Name of Public Housing Project: Terrace Park	PIC Development ID: NC002000022	Conversion Type: Project Based Voucher	Transfer of Assistance: No
Total Units: 46	Pre- RAD Unit Type: Semi-Detached	Post-RAD Unit Type: Semi-Detached	Capital Fund allocation of Development: \$139,624
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bdrm Type and Why
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	4	4	0
Three Bedroom	42	42	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0

Development #4

Name of Public Housing Project: Berkshire Village	PIC Development ID: NC002000025	Conversion Type: Project Based Voucher	Transfer of Assistance: No
Total Units: 40	Pre- RAD Unit Type: Semi-Detached	Post-RAD Unit Type: Semi-Detached	Capital Fund allocation of Development: \$72,654
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bdrm Type and Why

Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	0	0	0
Three Bedroom	40	40	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0