

RAD Project Summary Chart

Projects with Commitment to enter HAP Contracts (CHAPs) / approved RAD applications

Project Details			Milestones			
Project Name	Total	RAD PBV	Concept Call	Financing	Expected RAD	
	Units	Units (Note 1)	Requested (Note 2)	Plan Due (Note 3)	RCC (Note 4)	Closing (Note 5,6)
Meadow Ridge	60	59	01/27/20	03/23/21	05/01/21	11/01/21
Valleybrook	50	49	01/27/20	03/23/21	05/01/21	11/01/21
Terrace Park	46	45	01/27/20	03/23/21	05/01/21	11/01/21
Berkshire Village	40	40	01/27/20	03/23/21	05/01/21	11/01/21

Notes:

1. The management office and community centers will not have a HAP Contract once converted.
2. The Concept Call was due 3/2/21 but was delayed due to HUD's review and subsequent change in how to reflect the management office and community centers on the Critical Needs Assessment and e-tools.
3. The Financing Plan due date can change depending on when the Concept Call occurs.
4. The RAD Conversion Commitment (RCC) follows completion of HUD's review of the Financing Plan and describes the terms and conditions under which HUD will approve the proposed conversion. This due date will not be set until the Financing Plan is approved. RHA will have 30 days to execute the RCC once issued.
5. RHA plans to close 11/1/21 so that the HAP Contract will be effective 1/1/22. If the HAP Contract becomes effective in the middle of a calendar year, then the project will continue to use Operating Subsidy and Capital Fund to make the Housing Assistance Payments and pay for HQS Inspections.
6. The closing date shown in the RAD Resource Desk is 8/29/21. If all of the closing documents are in place prior to 11/1/21, HUD could force RHA to close prior to November 2021. Our HUD Transaction Manager stated to request a 5/1/21 Financing Plan Due date which would allow for any unforeseen delays. Then once approved we could request a closing extension to November 2021.

Portfolio Request (Approved 6/18/20) - RAD Application has not yet been requested			
Project Name	Total	Projected RAD	
	Units	Application Submission	Comments
Mayview	61	2021	
The Oaks	50	2021	
Heritage Park	122	TBD	Depends on obsolescence
Stonecrest	42	TBD	Issues with space behind unit; up against fence
Kentwood	89	TBD	
Birchwood/Eastwood	96	TBD	
Scattered Sites	108	TBD	Aging; possible source of funding for Heritage Park
Carriage House	101	TBD	Elderly high rise
Glenwood Towers	288	TBD	Elderly high rise
Capitol Park	60	TBD	Newer Property; Lose Work Requirement
Chavis Heights	86	TBD	Newer Property; Lose Work Requirement
Walnut Terrace	145	TBD	Newer Property

Notes:

1. If a PHA applies for a portfolio award, HUD will reserve RAD conversion authority for the number of units covered by the award, and the PHA will be required to submit a RAD Application for each individual project. The Portfolio Award Letter reserves RAD conversion authority for the remaining units in the portfolio and locks in the applicable contract rent for the year of the application submission for the units covered by the Portfolio Award. A PHA must close, on average starting one year after the issuance of the first CHAP, either two projects per year or 25% of the units identified in the portfolio per year.
2. All RAD Applications must be submitted by September 30, 2024. Some waivers may be issued due to COVID.