

**Rental Assistance Demonstration
Attachment to Annual Plan**

The Boston Housing Authority (BHA) has been a successful applicant in the Rental Assistance Demonstration (RAD) program. As a result, BHA is pursuing conversion of public housing dwelling units at several sites to Project Based Vouchers or Project Based Rental Assistance under the guidelines of H-2019-09 PIH 2019-23, REV-4 and any successor Notices.

Upon conversion to Project Based Vouchers the BHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of H-2019-09 PIH 2019-23, REV-4 and H-2016-17/PIH-2016-17; upon conversion to Project Based Rental Assistance the BHA (or the property owner as applicable) will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of H-2019-09 PIH 2019-23, 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 BHA 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 BHA 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 BHA may also borrow funds to address their capital needs. The BHA may also be contributing Capital Funds towards the conversions and/or Replacement Housing Factor (RHF) Funds. BHA currently has debt under the Capital Fund Financing Program and will be working with its bond trustee to address outstanding debt issues, which may result in additional reductions of Capital Funds. The BHA currently has debt under an Energy Performance Contract (EPC) and will be working with that bond trustee and its EPC partner, Ameresco, to address outstanding debt issues, which may result in additional reductions of Capital or Operating Funds.

Below, on the following pages, please find specific information related to the Public Housing Development(s) for which BHA is pursuing RAD conversions.

The information referenced above regarding resident rights, participation, waiting list and grievance procedures is appended following the information related to each development.

Development 1

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
West Newton-Rutland-East Springfield Street	MA002000158	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY 2149 CFP Allocation
146	Family	Family	*\$431,033 <u>\$130,319</u>
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency	44	44	
1BR	58	58	
2BR	20	20	
3BR	11	11	
4BR	12	12	
5BR	1	1	
6BR			
Notes			
<ul style="list-style-type: none"> • RAD/Section 18 Blend with 110 units converting to RAD and 36 converting to PBVs • CHAP date: 03/01/2017 • Closing date: 01/31/2019 • <u>3</u> uninhabitable units (long-term vacant due to fire damage) at 34 East Springfield treated as a <i>de minimis</i> removal • <u>*Award as Demolition and Disposition & Transitional Funding (DDTF)</u> 			

Development 2

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Ausonia	MA002000261	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY 2119 CFP Allocation
100	Elderly/Disabled	Elderly/Disabled	\$281,569 <u>\$319,161</u>
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency	93	93	
1BR	7	7	
2BR			
3BR			
4BR			
5BR			
6BR			
Notes			
<ul style="list-style-type: none"> • RAD/Section 18 Blend with 75% of units converting to RAD and 25% converting to PBVs<u>with 80% of units converting to PBV and 20% of units converting to RAD pursuant to notice 2021-07.</u> • Due to high capital needs, BHA is separately pursuing a Section 18 disposition that would result in a 100% PBV conversion • CHAP date: 02/20/2018 • Closing date: Expected 202<u>21</u> 			

Development 3

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Anne M. Lynch Homes at Old Colony	MA002000124	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY 2119 ²¹⁴⁹ CFP Allocation
28	Family	Family	\$93,485,82,454
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency			
1BR	13	13	
2BR	11	11	
3BR	4	4	
4BR			
5BR			
6BR			
Notes			
<ul style="list-style-type: none"> • CHAP date: 02/22/2018 • Closing date: 08/08/2019 • These 28 PBV RAD units are part of the Phase 3A phase of new construction redevelopment 			

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Development 4

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Orchard Offsite Phase II – Long-Glen Apts	MA002002119	PBRA	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY 2119 CFP Allocation
34	Family	Family	\$ 37,072,895
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency	10	10	
1BR	14	14	
2BR	9	9	
3BR	1	1	
4BR			
5BR			
6BR			
Notes			
<ul style="list-style-type: none"> • Long-Glen is an existing mixed-finance redevelopment that is not owned by BHA. • There are 34 public housing units plus 25 non-public housing units at the property; all 34 public housing units will convert to PBRA RAD. • CHAP date: 03/02/2018 • Closing date: Expected 202003/01/2021 			

Development 5

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Heritage	MA002002141	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY 2119 CFP Allocation
31	Elderly/Disabled	Elderly/Disabled	\$ 27,2484,012
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency	22	22*	
1BR	3	3	
2BR	6	6*	
3BR			
4BR			
5BR			
6BR			
Notes			
<ul style="list-style-type: none"> Heritage is an existing mixed-finance property that is owned by an instrumentality of the BHA. There are 31 public housing units plus 245 PBV units; 28 public housing units will convert to PBV RAD. *One Studio public housing unit is an agency unit and two 2BR units are employee units. CHAP date: 11/30/2018 Closing date: Expected 2020/2022 			

Development 6

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Lower Mills	MA002002142	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY 2119 CFP Allocation
19	Elderly/Disabled	Elderly/Disabled	\$ 18,4996,436
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency	9	9	
1BR	8	8*	
2BR	2	2*	
3BR			
4BR			
5BR			
6BR			
Notes			
<ul style="list-style-type: none"> • Lower Mills is an existing mixed-finance property that is owned by an instrumentality of the BHA. • There are 19 public housing units plus 159 PBV units; 17 public housing units will convert to PBV RAD. *One 1BR public housing unit is an agency unit and one 2BR is an employee unit. • CHAP date: 11/30/2018 • Closing date: Expected 2020/2022 			

Development 7

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Mission Main (Phases I, II, and III)	MA002002114 MA002002117 MA002002118	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY 2149 CFP Allocation
445	Family	Family	\$610,946 540,808
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency			
1BR	120	120	
2BR	150	150	
3BR	125	125	
4BR	48	48	
5BR	2	2	
6BR			
Notes			
<ul style="list-style-type: none"> • Mission Main is an existing mixed-finance property that is not owned by the BHA. • There are currently 445 public housing units 90 non-public housing units at Mission; all 445 public housing units will convert to PBV RAD/Section 18 Blend pursuant to Notice PIH 2021-07. • CHAP date: 11/30/2018 • Closing date: Expected 20221 			

Development 8

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Eva White Apartments	MA002000241	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY 2119 CFP Allocation
102	Elderly/Disabled	Elderly/Disabled	\$311,777,427
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency	34	34	
1BR	57	57	
2BR	11	11	
3BR			
4BR			
5BR			
6BR			
Notes			
<ul style="list-style-type: none"> • RAD/Section 18 Blend pursuant to Notice PIH 2021-07, with 2075% of units converting to RAD and 2580% converting to PBVs • In the event of high capital needs, BHA would separately pursue a Section 18 disposition that would result in a 100% PBV conversion • CHAP date: 05/31/2019 • Closing date: Expected 20221 			

Resident Rights, Participation, Waiting List and Grievance Procedures

Copies of the documents referenced in the second paragraph of this RAD addendum are attached hereto.

With respect to sites converting to PBV:

- Section 1.6.C of H-2019-09 PIH 2019-23, REV-4
- Section 1.6.D of H-2019-09 PIH 2019-23, REV-4

With Respect to site converting to PBRA:

- Section 1.7.B of H-2019-09 PIH 2019-23, REV-4
- Section 1.7.C of H-2019-09 PIH 2019-23, REV-4

With Respect to sites converting to either PBV or PBRA:

- H-2016-17/PIH-2016-17