



# **RENTAL ASSISTANCE DEMONSTRATION SIGNIFICANT AMENDMENT**

**PHA Plan Amendment**

**Attachment 17- Rental Assistance Demonstration (RAD)**

The Memphis Housing Authority (MHA) is amending its 2019 annual and/or 5-year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, MHA will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to Project Based Vouchers and the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in (*For conversions to PBV: Section 1.6 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17; For conversions to PBRA: Section 1.7 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17*). These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Memphis Housing authority 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 MHA 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 MHA may also borrow funds to address their capital needs.

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

**Phase1**

**Development #002**

<u>Name of Public Housing Project:</u> South City Phase I	<u>PIC Development ID:</u> <u>TN0002</u>	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> <u>44</u>	<u>Pre- RAD Unit Type</u> <u>(Family, Senior, etc.)</u>	<u>Post-RAD Unit Type</u> <u>if different (i.e., Family, Senior, etc.)</u> <u>80</u>	<u>Capital Fund allocation of Development:</u> <u><b>\$2,059.74/per unit</b></u> <u><b>= \$90,628.56</b></u>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units</b>

			<b>per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Two Bedroom	<b>30</b>	<b>30</b>	<b>0</b>
Three Bedroom	<b>14</b>	<b>14</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Development #002**

<u>Name of Public Housing Project:</u> South City Phase II	<u>PIC Development ID:</u> <u>TN002</u>	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> <u>29</u>	<u>Pre- RAD Unit Type (Family, Senior, etc.)</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <b><u>\$2,059.74/per unit</u></b> <b><u>= \$59,732.46</u></b>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of</b>

			<b>Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Two Bedroom	<b>13</b>	<b>13</b>	<b>0</b>
Three Bedroom	<b>16</b>	<b>16</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Development #43**

<u>Name of Public Housing Project:</u> College Park Senior	<u>PIC Development ID:</u> TN0043	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 80	<u>Pre- RAD Unit Type</u> Senior	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> 80	<u>Capital Fund allocation of Development:</u> <b><u>\$1,107.80 per unit = \$88,624.00</u></b>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit</b>

			<b>Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>68</b>	<b>68</b>	<b>0</b>
Two Bedroom	<b>12</b>	<b>12</b>	<b>0</b>
Three Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Development # 44**

<u>Name of Public Housing Project:</u> College Park Family I	<u>PIC Development ID:</u> TN0044	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 92	<u>Pre- RAD Unit Type</u> Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> 80	<u>Capital Fund allocation of Development:</u> <b><u>\$1,390.92 per unit</u></b> <b><u>= \$127,965</u></b>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit</b>

			<b>Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>13</b>	<b>13</b>	<b>0</b>
Two Bedroom	<b>45</b>	<b>45</b>	<b>0</b>
Three Bedroom	<b>26</b>	<b>26</b>	<b>0</b>
Four Bedroom	<b>8</b>	<b>8</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Development # 46**

<u>Name of Public Housing Project:</u> College Park Family II	<u>PIC Development ID:</u> TN0046	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> 154	<u>Pre- RAD Unit Type</u> Family, Senior, etc.	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u>

			<b><u>\$1,377.61 per unit=\$ 212,152</u></b>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>24</b>	<b>24</b>	<b>0</b>
Two Bedroom	<b>76</b>	<b>76</b>	<b>0</b>
Three Bedroom	<b>44</b>	<b>44</b>	<b>0</b>
Four Bedroom	<b>10</b>	<b>10</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Development # 47**

<u>Name of Public Housing Project:</u> Uptown Square Apartments	<u>PIC Development ID:</u> <u>TN0047</u>	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> <u>76</u>	<u>Pre- RAD Unit Type</u> <u>Family</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u>

			<u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> <u>\$1,220.17 per unit= \$92,733</u>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>39</b>	<b>39</b>	<b>0</b>
Two Bedroom	<b>31</b>	<b>31</b>	<b>0</b>
Three Bedroom	<b>6</b>	<b>6</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		



**Development#49**

<u>Name of Public Housing Project:</u> Uptown Rental Phase II	<u>PIC Development ID:</u> TN0049	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 21	<u>Pre- RAD Unit Type</u> Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project) <b><u>\$1,536.86 per unit cost = \$32,274.00</u></b>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit</b>

			<b>Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Two Bedroom	<b>10</b>	<b>10</b>	<b>0</b>
Three Bedroom	<b>6</b>	<b>6</b>	<b>0</b>
Four Bedroom	<b>4</b>	<b>4</b>	<b>0</b>
Five Bedroom	<b>1</b>	<b>1</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Development # TN0051**

<u>Name of Public Housing Project:</u> Askew Place	<u>PIC Development ID:</u> TN0051	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> 28 3 single-family units attached to this Development are slated for disposition to be sold for homeownership. This request has submitted and pending HUD approval.	<u>Pre- RAD Unit Type</u> <u>Family, Senior, etc.</u> <u>25</u>	<u>Post-RAD Unit Type</u> <u>if different (i.e.,</u> <u>Family, Senior, etc.)</u> <u>25</u>	<u>Capital Fund</u> <u>allocation of</u> <u>Development:</u> <u>(Annual Capital</u> <u>Fund Grant</u> <u>attributable to the</u> <u>Project, if known)</u> <u>OR,</u> <u>(Total Annual</u> <u>Capital Fund</u> <u>allocation divided</u> <u>by total number of</u> <u>public housing</u> <u>units in PHA,</u> <u>multiplied by total</u> <u>number of units in</u> <u>project)</u>

			<b><u>\$1,619.3925 per unit=\$45,343.00</u></b>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.) Sale of 3 detached homes for homeownership</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>4</b>	<b>4</b>	<b>0</b>
Two Bedroom	<b>13</b>	<b>10</b>	<b>0</b>
Three Bedroom	<b>11</b>	<b>11</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>(If performing a Transfer of Assistance):</u></b>	<b>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</b>		

**Development # TN0058**

<u>Name of Public Housing Project:</u> Uptown Rental Phase III	<u>PIC Development ID:</u> TN0058	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> <u>42</u>	<u>Pre- RAD Unit Type</u> <u>Family , /Senior,</u> <u>Disabled, etc..</u>	<u>Post-RAD Unit Type</u> <u>if different (i.e.,</u> <u>Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> <u><b>\$1,500.19 per unit costs = \$63,008</b></u>

<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	17	17	0
Three Bedroom	22	22	0
Four Bedroom	3	3	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Development# TN0059**

<u>Name of Public Housing Project:</u> Uptown Rental Phase IV	<u>PIC Development ID:</u> TN0059	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 43	<u>Pre- RAD Unit Type</u> Family, Senior, etc	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project) <b><u>\$1,608.60 per unit</u></b> <b><u>= \$69,169.80</u></b>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Two Bedroom	<b>2</b>	<b>2</b>	<b>0</b>

Three Bedroom	34	34	0
Four Bedroom	7	7	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Development# TN0060**

<u>Name of Public Housing Project:</u> University Place II	<u>PIC Development ID:</u> TN0060	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> 44	<u>Pre- RAD Unit Type</u> <u>Family, Senior, etc.</u>	<u>Post-RAD Unit Type</u> <u>if different (i.e.,</u> <u>Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> <b><u>\$1,528.00 per unit</u></b> <b><u>= \$67,232.00</u></b>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why</b>

			(De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	3	3	0
Three Bedroom	14	14	0
Four Bedroom	18	18	0
Five Bedroom	9	9	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Development# 64**

<u>Name of Public Housing Project:</u> University Place III	<u>PIC Development ID:</u> TN0064	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
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<u>Total Units:</u> <u>26</u>	<u>Pre- RAD Unit Type</u> <u>Family, Senior, etc.</u>	<u>Post-RAD Unit Type</u> <u>if different (i.e.,</u> <u>Family, Senior, etc.)</u>	<u>Capital Fund</u> <u>allocation of</u> <u>Development:</u> <u>(Annual Capital</u> <u>Fund Grant</u> <u>attributable to the</u> <u>Project, if known)</u> <u>OR,</u> <u>(Total Annual</u> <u>Capital Fund</u> <u>allocation divided</u> <u>by total number of</u> <u>public housing</u> <u>units in PHA,</u> <u>multiplied by total</u> <u>number of units in</u> <u>project)</u> <u><b>\$1,449.04 pe unit</b></u> <u><b>= \$37,675.04</b></u>
<u>Bedroom Type</u>	<u>Number of Units</u> <u>Pre-Conversion</u>	<u>Number of Units</u> <u>Post-Conversion</u>	<u>Change in</u> <u>Number of Units</u> <u>per Bedroom</u> <u>Type and Why</u> <u>(De Minimis</u> <u>Reduction,</u> <u>Transfer of</u> <u>Assistance, Unit</u> <u>Reconfigurations,</u> <u>etc.)</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Two Bedroom	<b>2</b>	<b>2</b>	<b>0</b>
Three Bedroom	<b>15</b>	<b>15</b>	<b>0</b>
Four Bedroom	<b>6</b>	<b>6</b>	<b>0</b>
Five Bedroom	<b>3</b>	<b>3</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a</u> <u>Transfer of</u> <u>Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Development# TBD**

<u>Name of Public Housing Project:</u> TBD New Construction (vacant land) located at University Place	<u>PIC Development ID:</u> TBD	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 85	<u>Pre- RAD Unit Type</u> <u>Family /Senior, Disabled.</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> OR, <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> NA
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	TBD	TBD	TBD
One Bedroom	TBD	TBD	TBD
Two Bedroom	TBD	TBD	TBD

Three Bedroom	TBD	TBD	TBD
Four Bedroom	TBD	TBD	TBD
Five Bedroom	TBD	TBD	TBD
Six Bedroom	TBD	TBD	TBD
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Development# 13**

<u>Name of Public Housing Project:</u> Barry Towers	<u>PIC Development ID:</u> TN0013	<u>Conversion type</u> PBV	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> <u>197</u>	<u>Pre- RAD Unit Type</u> <u>Family , /Senior, Disabled.</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> <b><u>\$1,812.56 per unit</u></b> <b><u>- \$357,074</u></b>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units</b>

			<b>per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	<b>104</b>	<b>104</b>	<b>0</b>
One Bedroom	<b>93</b>	<b>93</b>	<b>0</b>
Two Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Three Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Development # TN0023**

<p><u>Name of Public Housing Project:</u> Paul Borda Towers</p>	<p><u>PIC Development ID:</u> TN0023</p>	<p><u>Conversion type PBV</u></p>	<p><u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)</p>
<p><u>total Units:</u> 206(1 deprogrammed for use as a Health Clinic)</p>	<p><u>Pre- RAD Unit Type</u> Family, Senior, etc.</p>	<p><u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u></p>	<p><u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project) <b><u>\$1,796.50 per unit</u></b> <b><u>= \$370,079.00</u></b></p>
<p><b>Bedroom Type</b></p>	<p><b>Number of Units Pre-Conversion</b></p>	<p><b>Number of Units Post-Conversion</b></p>	<p><b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b></p>

Studio/Efficiency	<b>132</b>	<b>132</b>	<b>0</b>
One Bedroom	<b>71</b>	<b>71</b>	<b>0</b>
Two Bedroom	<b>2</b>	<b>2</b>	<b>0</b>
Three Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Development#TN18**

<u>Name of Public Housing Project:</u> Jefferson Square	<u>PIC Development ID:</u> TN0018	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 207	<u>Pre- RAD Unit Type</u> Family, Senior, etc.	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)  <b><u>\$1,776.87 per unit=</u></b> <b><u>\$367,812.09215</u></b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	<b>144</b>	<b>144</b>	<b>0</b>

One Bedroom	<b>62</b>	<b>62</b>	<b>0</b>
Two Bedroom	<b>1</b>	<b>1</b>	<b>0</b>
Three Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		



**Development# 14**

<u>Name of Public Housing Project:</u> Dr. R. Q. Venson Center	<u>PIC Development ID:</u> TN0014	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 215	<u>Pre- RAD Unit Type</u> Family, Senior, etc.	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project) <b><u>\$1,805.27 per unit</u></b> <b><u>= \$388,132</u></b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	<b>123</b>	<b>123</b>	<b>0</b>
One Bedroom	<b>91</b>	<b>91</b>	<b>0</b>

Two Bedroom	1	1	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

### Project 3

#### Development #21

<u>Name of Public Housing Project:</u> Montgomery Plaza	<u>PIC Development ID:</u> TN0021	<u>Conversion type</u> <u>PBV</u>	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> 100	<u>Pre- RAD Unit Type</u> <u>Family, Senior, etc.</u>	<u>Post-RAD Unit Type</u> <u>if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> <b><u>\$2,438.80 per unit</u></b> <b><u>= \$243,880.00</u></b>

<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>16</b>	<b>16</b>	<b>0</b>
Two Bedroom	<b>22</b>	<b>22</b>	<b>0</b>
Three Bedroom	<b>34</b>	<b>34</b>	<b>0</b>
Four Bedroom	<b>20</b>	<b>20</b>	<b>0</b>
Five Bedroom	<b>8</b>	<b>8</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Development # TN55**

<u>Name of Public Housing Project:</u> Fowler Multi-Family	<u>PIC Development ID:</u> TN0055	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 40	<u>Pre- RAD Unit Type</u> Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)  <b><u>\$1,512.88 per unit</u></b> <b><u>= \$60,515</u></b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>

One Bedroom	0	0	0
Two Bedroom	17	17	0
Three Bedroom	17	17	0
Four Bedroom	6	6	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Project 4**

**Development #TN76**

<u>Name of Public Housing Project:</u> Horton/Kefauver Terrace	<u>PIC Development ID:</u> TN0076	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 44 ( 2 deprogrammed for office and community room-1 0-bedroom and 1 bedroom. )	<u>Pre- RAD Unit Type</u> (i.e. Family, Senior, etc.) Senior	<u>Post-RAD Unit Type</u> if different (i.e., Family, Senior, etc.) Senior	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)

			<b><u>\$2,264.40 per unit</u></b> <b><u>= \$99,634</u></b>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b> <b>44</b>	<b>Number of Units Post-Conversion</b> <b>44</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	<b>19</b>	<b>19</b>	<b>0</b>
One Bedroom	<b>23</b>	<b>23</b>	<b>0</b>
Two Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Three Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Project 5**

**Development # 48**

<u>Name of Public Housing Project:</u> Greenlaw Place	<u>PIC Development ID:</u> TN0048	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 22	<u>Pre- RAD Unit Type</u> <u>Family</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) <u>OR,</u> (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project) <b><u>\$1,337.86 per unit= \$29,432.92</u></b>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit</b>

			<b>Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>6</b>	<b>6</b>	<b>0</b>
Two Bedroom	<b>9</b>	<b>9</b>	<b>0</b>
Three Bedroom	<b>7</b>	<b>7</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		



**Project 6**

**Development # 47**

<u>Name of Public Housing Project:</u> Uptown Square	<u>PIC Development ID:</u> TN0047	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 76	<u>Pre- RAD Unit Type</u> Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)  <b><u>\$1,220.17 pe unit</u></b> <b><u>= \$92,732.92</u></b>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b> 76	<b>Number of Units Post-Conversion</b> 76	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit</b>

			<b>Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>39</b>	<b>39</b>	<b>0</b>
Two Bedroom	<b>31</b>	<b>31</b>	<b>0</b>
Three Bedroom	<b>6</b>	<b>6</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Project 7**

**Development # 50**

<u>Name of Public Housing Project:</u> Metropolitan Apartments	<u>PIC Development ID:</u> TN0050	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> 40	<u>Pre- RAD Unit Type</u> <u>Family, Senior, etc.</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u>  <u><b>\$1,293.50 per unit</b></u> <u><b>= \$51,740.00</b></u>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u> <b>40</b>	<u>Number of Units Post-Conversion</u> <b>40</b>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit</u>

			<b>Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>12</b>	<b>12</b>	<b>0</b>
Two Bedroom	<b>22</b>	<b>22</b>	<b>0</b>
Three Bedroom	<b>6</b>	<b>6</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Project 8**

**Development #57**

<u>Name of Public Housing Project:</u> University Place Senior	<u>PIC Development ID:</u> TN0057	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> <u>82</u>	<u>Pre- RAD Unit Type</u> <u>Senior</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> <u><b>\$1,057.90 per unit</b></u> <u><b>= \$86,747.80</b></u>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b> <u>82</u>	<b>Number of Units Post-Conversion</b> <u>82</u>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>

Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>79</b>	<b>79</b>	<b>0</b>
Two Bedroom	<b>3</b>	<b>3</b>	<b>0</b>
Three Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

## **Phase II**

**Phase II**

**Development #53**

<u>Name of Public Housing Project:</u> Crockett Place	<u>PIC Development ID:</u> TN0053	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> <u>26</u>	<u>Pre- RAD Unit Type</u> Family, Senior, etc.	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)  <b><u>\$1,544.88 per unit</u></b> <b><u>= \$40,166.88</u></b>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of</b>



			<b>Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	
One Bedroom	<b>9</b>	<b>9</b>	
Two Bedroom	<b>11</b>	<b>11</b>	
Three Bedroom	<b>6</b>	<b>6</b>	
Four Bedroom	<b>0</b>	<b>0</b>	
Five Bedroom	<b>0</b>	<b>0</b>	
Six Bedroom	<b>0</b>	<b>0</b>	
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Development # 54**

<u>Name of Public Housing Project:</u> Latham Terrace	<u>PIC Development ID:</u> TN0054	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 80	<u>Pre- RAD Unit Type</u> Senior, Only	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project) <b><u>\$1,067.06 per unit= \$85,364.80</u></b>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>72</b>	<b>72</b>	<b>0</b>
Two Bedroom	<b>8</b>	<b>8</b>	<b>0</b>

Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Development # 56**

<u>Name of Public Housing Project:</u> Magnolia Terrace	<u>PIC Development ID:</u> TN0056	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> <u>69</u>	<u>Pre- RAD Unit Type</u> <u>Senior</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u>  <b><u>\$1,047.04 per unit</u></b> <b><u>= \$72,245.76</u></b>

<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b> <u>69</u>	<b>Number of Units Post-Conversion</b> <u>69</u>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>69</b>	<b>69</b>	<b>0</b>
Two Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Three Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Development # 61**

<u>Name of Public Housing Project:</u> Harold Ford Sr.	<u>PIC Development ID:</u> TN0061	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> <u>36</u>	<u>Pre- RAD Unit Type</u> <u>Senior</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u>  <u><b>\$1,556.61 per unit</b></u> <u><b>= \$56,037.96</b></u>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u> <u>36</u>	<u>Number of Units Post-Conversion</u> <u>36</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	<u>0</u>	<u>0</u>	<u>0</u>
One Bedroom	<u>4</u>	<u>4</u>	<u>0</u>

Two Bedroom	5	5	0
Three Bedroom	18	18	0
Four Bedroom	9	9	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Development # 62**

<u>Name of Public Housing Project:</u> Austin Park	<u>PIC Development ID:</u> TN0062	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> 29	<u>Pre- RAD Unit Type</u> Family, Senior, etc.	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> <b><u>\$1,631.48 per unit</u></b> <b><u>= \$47,312.92</u></b>

<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion <u>29</u></b>	<b>Number of Units Post-Conversion <u>29</u></b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>9</b>	<b>9</b>	<b>0</b>
Two Bedroom	<b>9</b>	<b>9</b>	<b>0</b>
Three Bedroom	<b>8</b>	<b>8</b>	<b>0</b>
Four Bedroom	<b>3</b>	<b>3</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Development#65**

<p><u>Name of Public Housing Project:</u> Legends Park East</p>	<p><u>PIC Development ID:</u> TN0065</p>	<p><u>Conversion type PBV</u></p>	<p><u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)</p>
<p><u>Total Units:</u> <u>53</u></p>	<p><u>Pre- RAD Unit Type</u> Family, Senior ,etc.</p>	<p><u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u></p>	<p><u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) <u>OR,</u> (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)  <b><u>\$1,497.08 per unit=</u></b> <b><u>\$79,345.2476</u></b></p>
<p><b>Bedroom Type</b></p>	<p><b>Number of Units Pre-Conversion</b> <u>53</u></p>	<p><b>Number of Units Post-Conversion</b> <u>53</u></p>	<p><b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit</b></p>



			<b>Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>1</b>	<b>1</b>	<b>0</b>
Two Bedroom	<b>25</b>	<b>25</b>	<b>0</b>
Three Bedroom	<b>24</b>	<b>24</b>	<b>0</b>
Four Bedroom	<b>2</b>	<b>2</b>	<b>0</b>
Five Bedroom	<b>1</b>	<b>1</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Development #66**

<u>Name of Public Housing Project:</u> Lakeview Landing	<u>PIC Development ID:</u> TN0066	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 76	<u>Pre- RAD Unit Type</u> Family. Senior etc.	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.) PBV</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project) <b><u>\$1,654.00 per unit</u></b> <b><u>= \$125,704.00</u></b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u> 76	<u>Number of Units Post-Conversion</u> 76	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>0</b>	<b>0</b>	<b>0</b>

Two Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Three Bedroom	<b>56</b>	<b>56</b>	<b>0</b>
Four Bedroom	<b>20</b>	<b>20</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Development #67**

<u>Name of Public Housing Project:</u> Levi Landing	<u>PIC Development ID:</u> TN0067	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 16	<u>Pre- RAD Unit Type, Family, Senior, etc.</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)  <b><u>\$1,636.38 per unit</u></b> <b><u>= \$26,182.08</u></b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u> 16	<u>Number of Units Post-Conversion</u> 16	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>0</b>	<b>0</b>	<b>0</b>

Two Bedroom	0	0	0
Three Bedroom	13	13	0
Four Bedroom	3	3	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Development #68**

<u>Name of Public Housing Project:</u> The Village at Cypresswood	<u>PIC Development ID:</u> TN0068	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> <u>57</u>	<u>Pre- RAD Unit Type</u> <u>Family, Senior, etc.</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u>  <u>\$1,458.67 per unit=</u>

<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>35</b>	<b>35</b>	<b>0</b>
Two Bedroom	<b>22</b>	<b>22</b>	<b>0</b>
Three Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Development #69**

<u>Name of Public Housing Project:</u> Lyons Ridge Apartments	<u>PIC Development ID:</u> TN0069	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 80	<u>Pre- RAD Unit Type</u> Senior	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project) <b><u>\$1,152.94 per unit= \$92,235.20</u></b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u> 80	<u>Number of Units Post-Conversion</u> 80	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>51</b>	<b>51</b>	<b>0</b>

Two Bedroom	29	29	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Development #70**

<u>Name of Public Housing Project:</u> Legends Park West	<u>PIC Development ID:</u> TN0070	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> 48	<u>Pre- RAD Unit Type</u> <u>Family, Senior, etc</u>	<u>Post-RAD Unit Type</u> <u>if different (i.e.,</u> <u>Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u>  <b><u>\$1,415.77per unit= \$67,956.96</u></b>



<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>4</b>	<b>4</b>	<b>0</b>
Two Bedroom	<b>32</b>	<b>32</b>	<b>0</b>
Three Bedroom	<b>11</b>	<b>11</b>	<b>0</b>
Four Bedroom	<b>1</b>	<b>1</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Development #71**

<u>Name of Public Housing Project:</u> Legends Park North	<u>PIC Development ID:</u> TN0071	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> <u>44</u>	<u>Pre- RAD Unit Type</u> <u>Senior</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project) <b><u>\$1,084.11 per unit= \$47,700.84</u></b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u> <u>44</u>	<u>Number of Units Post-Conversion</u> <u>44</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	
One Bedroom	<b>43</b>	<b>43</b>	

Two Bedroom	<b>1</b>	<b>1</b>	
Three Bedroom	<b>0</b>	<b>0</b>	
Four Bedroom	<b>0</b>	<b>0</b>	
Five Bedroom	<b>0</b>	<b>0</b>	
Six Bedroom	<b>0</b>	<b>0</b>	
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Development #72**

<u>Name of Public Housing Project:</u> Fairway Manor	<u>PIC Development ID:</u> TN0072	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring) <b>\$1,152.88 per unit= \$78,395.84</b>
<u>Total Units:</u> 68	<u>Pre- RAD Unit Type</u> Senior	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u> 68	<u>Number of Units Post-Conversion</u> 68	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>

One Bedroom	48	48	0
Two Bedroom	20	20	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Development #73**

<u>Name of Public Housing Project:</u> Cleaborn Pointe at Heritage Landing I	<u>PIC Development ID:</u> TN0073	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> 44	<u>Pre- RAD Unit Type</u> Senior Only	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> <b><u>\$1,089.39 per unit</u></b> <b><u>= \$47,933.16</u></b>

<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>42</b>	<b>42</b>	<b>0</b>
Two Bedroom	<b>2</b>	<b>2</b>	<b>0</b>
Three Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Four Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Five Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**Development #74**

<u>Name of Public Housing Project:</u> Cleaborn Pointe at Heritage Landing II	<u>PIC Development ID:</u> TN0074	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 36	<u>Pre- RAD Unit Type</u> Family, Senior, etc.	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)  <b><u>\$1,454.00 per unit</u></b> <b><u>= \$52,344.00</u></b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>
One Bedroom	<b>0</b>	<b>0</b>	<b>0</b>

Two Bedroom	<b>1</b>	<b>1</b>	<b>0</b>
Three Bedroom	<b>25</b>	<b>25</b>	<b>0</b>
Four Bedroom	<b>8</b>	<b>8</b>	<b>0</b>
Five Bedroom	<b>2</b>	<b>2</b>	<b>0</b>
Six Bedroom	<b>0</b>	<b>0</b>	<b>0</b>
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		



**Development #75**

<u>Name of Public Housing Project:</u> Cleaborn Pointe at Heritage Landing III	<u>PIC Development ID:</u> TN0075	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> <u>32</u>	<u>Pre- RAD Unit Type</u> <u>Family, Senior, etc.</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u>  <u>\$1,453.97 per unit= \$46,527.04</u>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>0</b>

One Bedroom	2	2	0
Two Bedroom	21	21	0
Three Bedroom	7	7	0
Four Bedroom	2	2	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Development #77**

<u>Name of Public Housing Project:</u> Cleaborn Pointe at Heritage Landing IV	<u>PIC Development ID:</u> TN0077	<u>Conversion type PBV</u>	<u>Transfer of Assistance:</u> <u>(if yes, please put the location if known, and # of units transferring)</u>
<u>Total Units:</u> <u>15</u>	<u>Pre- RAD Unit Type</u> <u>Senior</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> <u>OR,</u> <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u>

			<u>\$1,471.67 per unit</u> <u>= \$22,075.05</u>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency	0	0	0
One Bedroom	1	1	0
Two Bedroom	9	9	0
Three Bedroom	5	5	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u>		

**Appendix I**  
**Resident Rights, Participation, Waiting List and**  
**Grievance Procedures**

## Resident Rights, Participation, Waiting List and Grievance Procedures

### Project-Based Voucher (PBV) Resident Rights and Participation.

1. **No Rescreening of Tenants upon Conversion.** Pursuant to the RAD Statute, at conversion, current households cannot be excluded from occupancy at the Covered Project based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project will be grandfathered for application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion.<sup>32</sup> Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to PBV requirements regarding continued occupancy unless explicitly modified in this Notice (e.g., rent phase-in provisions). For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households. Once the grandfathered household moves out, the unit must be leased to an eligible family. MTW agencies may not alter this requirement. Further, so as to facilitate the right to return to the assisted property, this provision shall apply to current public housing residents of the Converting Project that will reside in non-RAD PBV units or non-RAD PBRA units placed in a project that contain RAD PBV units or RAD PBRA units. Such families and such contract units will otherwise be subject to all requirements of the applicable program, specifically 24 CFR § 983 for non-RAD PBV units and the PBRA requirements governing the applicable contract for non-RAD PBRA units.<sup>33</sup>
2. **Right to Return.** See section 1.4.A.5(ii) and the RAD Fair Housing, Civil Rights, and Relocation Notice regarding a resident's right to return.
3. **Renewal of Lease.** Since publication of the PIH Notice 2012-32 Rev 1, the regulations under 24 CFR part 983 have been amended requiring Project Owners to renew all leases upon lease expiration, unless cause exists. MTW agencies may not alter this requirement.
4. **Phase-in of Tenant Rent Increases.** 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 or 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase-in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion. The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section "Calculated PBV TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount

for Year 1, as illustrated below. 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 or flat rent and the Calculated PBV TTP image 33 For non-RAD PBV households, applicable program requirements includes the requirement that any admission to the project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP Year 3: Year 3 AR and all subsequent recertifications – Full Calculated PBV TTP 34 Five Year Phase in: Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP Year 2: Year 2 AR and any IR prior to Year 3 AR – 25% of difference between most recently paid TTP and the Calculated PBV TTP Year 3: Year 3 AR and any IR prior to Year 4 AR – 33% of difference between most recently paid TTP and the Calculated PBV TTP Year 4: Year 4 AR and any IR prior to Year 5 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP Year 5 AR and all subsequent recertifications – Full Calculated PBV TTP Please Note: In either the three year phase-in or the five-year phase-in, once the Calculated PBV TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward. MTW agencies must also implement a three or five-year phase-in for impacted residents, but may alter the terms above as long as it establishes a written policy setting forth the alternative terms.

5. **Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Public Housing residents that are currently FSS participants will continue to be eligible for FSS once their housing is converted under RAD. The PHA may continue to use any FSS funds already awarded to serve those FSS participants who live in units converted by RAD. At the completion of the FSS grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. If the PHA continues to run an FSS program that serves PH and/or HCV participants, the PHA will continue to be eligible (subject to image 34 For example, where a resident's most recently paid TTP is \$100, but the Calculated PBV TTP is \$200 and remains \$200 for the period of the resident's occupancy, (i.e. no changes in income) the resident would continue to pay the same rent and utilities for which it was responsible prior to conversion. At the first recertification following conversion, the resident's contribution would increase by 33% of \$100 to \$133. At the second AR, the resident's contribution would increase by 50% of the \$66 differential to the standard TPP, increasing to \$166. At the third AR, the resident's contribution would increase to \$200 and the resident would continue to pay the Calculated PBV TTP for the duration of their tenancy. NOFA requirements) to apply for FSS funding and may use that funding to serve PH, HCV and/or PBRA participants in its FSS program. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the subsequent Appropriation Acts), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD. However, PHAs should note that there are certain FSS requirements (e.g., escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements

accordingly. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.35 Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant. For information on FSS PIC reporting requirements for RAD conversions, see Notice PIH 2016-08 at <http://portal.hud.gov/hudportal/documents/huddoc?id=pih2016-08.pdf>. 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 ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants, which, by statute, can only serve public housing residents. At the completion of the ROSS-SC grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. Please note that ROSS-SC grantees may be a non-profit or local Resident Association and this consequence of a RAD conversion may impact those entities. 35 The funding streams for the PH FSS Program and the HCV FSS Program were first merged pursuant to the FY 2014 appropriations act. As a result, PHAs can serve both PH residents and HCV participants, including PBV participants, with FSS funding awarded under the FY 2014 FSS Notice of Funding Availability (FSS NOFA) and any other NOFA under which the combination of funds remains in the applicable appropriations act. For PHAs that had managed both programs separately and now have a merged program, a conversion to PBV should not impact their FSS participants.

6. **Resident Participation and Funding.** In accordance with Attachment 1B, residents of Covered Projects with assistance converted to PBV 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.
7. **Resident Procedural Rights.** The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.
  - i. **Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall be:
    - a. A reasonable period of time, but not to exceed 30 days:
      1. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
      2. In the event of any drug-related or violent criminal activity or any felony conviction;
    - b. Not less than 14 days in the case of nonpayment of rent; and

- c. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.
- ii. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act.

For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:

- a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),<sup>36</sup> an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project 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 the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i). For any additional hearings required under RAD, the Project Owner will perform the hearing.
  - ii. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.
- b. 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).
- c. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

- 8. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.



Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in 24 CFR § 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants that move into the property following conversion or tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver.

9. **Jobs Plus.** Jobs Plus grantees awarded FY14 and future funds that convert the Jobs Plus target projects(s) under RAD will be able to finish out their Jobs Plus period of performance at that site unless significant relocation and/or change in building occupancy is planned. If either is planned at the Jobs Plus target project(s), HUD may allow for a modification of the Jobs Plus work plan or may, at the Secretary's discretion, choose to end the Jobs Plus program at that project.
10. **When Total Tenant Payment Exceeds Gross Rent.** Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR § 983.53(c)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the Covered Project after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that until such time that the family's TTP falls below the gross rent, the rent to the owner for the unit will equal the lesser of (a) the family's TTP, less the Utility Allowance, or (b) any applicable maximum rent under LIHTC regulations. When the family's TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 as modified by Section 1.6.B.5 of this Notice.<sup>37</sup> In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP Contract. The PHA is required to process these individuals through the Form 50058 submodule in PIC.

Following conversion, 24 CFR § 983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD

is imposing an alternative requirement that the PHA must reinstate the unit after the family has vacated the property. If the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where “floating” units have been permitted, Section 1.6.B.10 of this Notice.

11. **Under-Occupied Unit.** If a family is in an under-occupied unit under 24 CFR § 983.260 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR § 983.260 is waived. MTW agencies may not modify this requirement.

### **PBV: Other Miscellaneous Provisions**

1. **Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs and the Project Owner must cooperate with 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 Owner must submit to the administering PHA and the PHA’s Board must approve the operating budget for the Covered Project annually in accordance with HUD requirements.<sup>38</sup>
3. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** This section has been moved to 1.4.A.13 and 1.4.A.14.
4. **Establishment of Waiting List.** 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program- wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:
  - i. Transferring an existing site-based waiting list to a new site-based waiting list.
  - ii. Transferring an existing site-based waiting list to a PBV program-wide or HCV program-wide waiting list.
  - iii. Transferring an existing community-wide public housing waiting list to a PBV program-wide or HCV program-wide waiting list, an option particularly relevant for PHAs converting their entire portfolio under RAD.
  - iv. Informing applicants on a community-wide public housing waiting list how to transfer their application to one or more newly created site-based waiting lists.

For any applicants on the public housing waiting list that are likely to be ineligible for admission to a Covered Project converting to PBV because the household’s TTP is likely to exceed the RAD gross rent, the PHA shall consider transferring such household,

consistent with program requirements for administration of waiting lists, to the PHA's remaining public housing waiting list(s) or to another voucher waiting list, in addition to transferring such household to the waiting list for the Covered Project.

To the extent any wait list relies on the date and time of application, the applicants shall have priority on the wait list(s) to which their application was transferred in accordance with the date and time of their application to the original waiting list.

If the PHA is transferring assistance to another neighborhood and, as a result of the transfer of the waiting list, the applicant would only be eligible for a unit in a location which is materially different from the location to which the applicant applied, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at other sites.

If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the Covered Project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP).<sup>39</sup>

A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the Covered Project in accordance with 24 CFR § 983.251(c).

5. **Mandatory Insurance Coverage.** The Covered 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 project property.
6. **Agreement Waiver.** This section has been moved to 1.6.B.8.
7. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of secured debt during the HAP Contract term to ensure the financing is consistent with long-term preservation of the Covered Project. With respect to any financing contemplated at the time of conversion (including any permanent financing which a conversion or take-out of construction is financing), such consent may be evidenced through the RCC.

8. **Administrative Fees for Public Housing Conversions During the Year of Conversion.** For the remainder of the Calendar Year in which the HAP Contract becomes effective (i.e., the “year of conversion”), RAD PBV projects will be funded with public housing funds. For example, if the project’s assistance converts effective July 1, 2015, the public housing ACC between the PHA and HUD will be amended to reflect the number of units under HAP Contract, but will be for zero dollars, and the RAD PBV HAP Contract will be funded with public housing money for July through December 2015. Since TBRA is not the source of funds, PHAs should not report leasing and expenses into VMS during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time.

PHAs operating HCV program typically receive administrative fees for units under a HAP Contract, consistent with recent appropriation act references to “section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Work Responsibility Act of 1998” and 24 CFR § 982.152(b). During the year of conversion mentioned in the preceding paragraph, these provisions are waived. PHAs will not receive Section 8 administrative fees for PBV RAD units during the year of conversion.

After the year of conversion, the Section 8 ACC will be amended to include Section 8 funding that corresponds to the units covered by the Section 8 ACC. At that time, the regular Section 8 administrative fee funding provisions will apply.

9. **Choice-Mobility.** One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant- based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of the PHA’s HCV program becomes PBV assistance, it is possible for most or all of a PHA’s turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant- based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP Contract administered by the PHA exceeds 20 percent of the PHA’s authorized units under its HCV ACC with HUD.

The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA’s administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) of the Act and 24 CFR § 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

**Reserve for Replacement.** The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For FHA transactions, Replacement Reserves shall be maintained in accordance with the FHA Regulatory Agreement. For all other transactions, Replacement Reserves shall be maintained in a bank account or similar instrument, as approved by HUD, where funds will be held by the Project Owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines.