



RENTAL ASSISTANCE DEMONSTRATION PROJECT (RAD) PORTFOLIO AWARD



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

Ms. Marcia Lewis
Executive Director
Memphis Housing Authority
700 Adams Avenue
Memphis, TN 38105

Dear Ms. Lewis:

We are pleased to approve your request for a Portfolio Award under the Rental Assistance Demonstration (RAD) covering the projects (the “portfolio”) identified in the exhibit attached to this letter.

This Portfolio Award serves as the Department’s commitment to reserve conversion authority for all the identified units in the portfolio, subject to the conditions below. The purpose of this award is to begin the process of effectuating the conversion of Public Housing to a form of project-based assistance under section 8 of the Housing Act of 1937 (the Act). This award cannot be transferred without the prior written consent of HUD. This award is issued pursuant to the Consolidated and Further Continuing Appropriations Act, 2012, Pub. L. No. 112-55, approved November 18, 2011 and the Consolidated and Further Continuing Appropriations Act of 2015 (P.L. 113-235), approved December 6, 2014; the 2017 Consolidated Appropriations Act (P.L. 115-31), approved May 5, 2017, and the Consolidated Appropriations Act of 2018 (P.L. 115-141), approved March 23, 2018; section 8 of the Act, 42 U.S.C. 1437 et seq.; and the Department of Housing and Urban Development Act, 42 U.S.C. 3531 et seq.

The PHA will have 365 days from the date of this Portfolio Award to submit acceptable RAD Applications for the projects listed above. The PHA must fulfill the requirements of Section 1.9 of PIH Notice 2012-32 Revision 3 (“Notice”), and all subsequent revisions, when submitting RAD Applications. HUD will rely solely on applications and documents the PHA submits through RADApplications@hud.gov to ensure compliance of Section 1.9 of the Notice. For each approved RAD Application, HUD will issue a Commitment to enter into a Housing Assistance Payment (CHAP) and the owner must comply with all “CHAP Milestones” identified in section 1.12 of the Notice as applicable. The CHAP will include a rent schedule based on the RAD initial rent setting rules in effect at the time of application.

As the Portfolio Award is a conditional commitment by HUD, HUD reserves the right to revoke or amend the Portfolio Award at any time prior to the closing of the last project included in the Portfolio Award if HUD, in its sole judgment, determines that any of the following conditions are present:

- A. the PHA has failed to make sufficient progress towards submitting RAD Applications for the proposed portfolio,
- B. any of the contract units within the portfolio were not eligible for selection;
- C. the PHA fails to meet any applicable deadline;
- D. the PHA fails to cooperate;
- E. there is any violation of program rules, including fraud; or
- F. the terms of the conversion would be inconsistent with fair housing and civil rights laws or a fair housing or civil rights court order, settlement agreement, or voluntary compliance agreement.

If HUD, in its sole judgment, determines that the PHA fails to meet any of the requirements listed above or in Section 1.9 of the Notice, the Portfolio Award will be amended or revoked, unless the PHA submits and HUD approves a request for a deadline extension or modification to the Portfolio award. Approval of any request for an extension or modification is at HUD's sole discretion.

This Portfolio Award shall be interpreted and implemented in accordance with all statutory requirements, and with all HUD requirements, including amendments or changes in HUD requirements, the Notice, and all other applicable RAD guidance.

As you start the process of conversion, we urge you to continue to maintain an open dialogue with your residents and local officials. If you have any questions or concerns regarding the conversion process or fulfilling the requirements of Section 1.9 or the CHAP Milestones, please contact your RAD Transaction Manager.

Sincerely,



Susan A. Wilson
Director
Office of Public and Indian Housing

Enclosure

Portfolio Award Exhibit: List of Projects and Units Subject to Portfolio Award

PIC Development #	Project Name	Number of Converting Units	CHAP Award Date
TN001000002	South City Phase I	44	3/27/2015
TN001000002	South City Phase II	29	2/28/2017
TN001000013	Barry Towers	197	12/06/2018
TN001000014	Venson Center	215	12/06/2018
TN001000018	Jefferson Square	208	12/06/2018
TN001000021	Montgomery Plaza	100	12/06/2018
TN001000023	Borda Towers	206	12/06/2018
TN001000043	College Park Senior Village	80	12/06/2018
TN001000044	College Park Family I	92	12/06/2018
TN001000046	College Park Family II	154	12/06/2018
TN001000047	Uptown Square	76	12/06/2018
TN001000048	Greenlaw Place	22	12/06/2018
TN001000050	Metropolitan Place	40	12/06/2018
TN001000057	University Place Senior	82	12/06/2018
TN001000060	University Place Phase II	44	12/06/2018
TN001000064	University Place Phase III	26	12/06/2018
TN001000065	Legends Park East	53	12/06/2018
TN001000070	Legends Park West	48	12/06/2018
TN001000071	Legends Park North	44	12/06/2018
TN001000073	Cleaborn Pointe at Heritage Landing I	44	12/06/2018
TN001000074	Cleaborn Pointe at Heritage Landing II	36	12/06/2018
TN001000075	Cleaborn Pointe at Heritage Landing III	32	12/06/2018
TN001000076	Horton/Kefauver Terr (Shelby Co)	44	12/06/2018
TN001000077	Cleaborn Pointe at Heritage Landing IV	15	
TN001000054	Latham Terrace	80	
TN001000056	Magnolia Terrace	69	
TN001000049	Uptown Rental Homes Phase II	21	
TN001000051	Askew Place	28	
TN001000053	Crocket Place	26	
TN001000055	Fowler Multifamily	40	
TN001000058	Uptown Rental Homes Phase	42	

	III		
TN001000059	Uptown Rental Homes Phase IV	43	
TN001000061	Harold Ford Senior Villas	36	
TN001000062	Austin Park	29	
TN001000066	Lakeview Landing	76	
TN001000067	Levi Landing	16	
TN001000068	The Villages at Cypresswood	57	
TN001000069	Lyons Ridge Apartments	80	
TN001000072	Fairway Manor	68	
	TOTAL:	2,642	

