

Rental Assistance Demonstration Attachment to Annual Plan

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

In addition to conversions of existing public housing, BHA intends to pursue opportunities to convert newly ~~construction~~ constructed (and unoccupied) public housing to be developed using BHA's "Faircloth" capacity. In July 2023, HUD issued Supplement Notice 4B to its RAD Notice (H-2023-08 PIH-2023-19) which, among other things, provided guidance about how housing authorities could use their Faircloth capacity in conjunction with RAD to create new project-based voucher units through a Faircloth-to-RAD mechanism. BHA intends to diligently pursue this new pathway.

One particular goal is to leverage public land as sites for Faircloth-to-RAD housing development. BHA will work closely with the City of Boston to identify opportunities at what the City considers "High Opportunity Sites" as identified in its 2022 Public Land for Public Good: Citywide Land Audit." In addition, through a series of public procurements beginning in December 2023, BHA has solicited proposals from private developers to create new Faircloth-to-RAD housing units. BHA is pursuing many of the resulting proposals both at publicly owned and at privately owned sites.

Upon conversion of a public housing unit to a Project Based Voucher unit the BHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of H-2019-09 PIH 2019-23, REV-4 and H-2016-17/PIH-2016-17; upon conversion to Project Based Rental Assistance the BHA (or the property owner as applicable) will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of H-2019-09 PIH 2019-23, REV-4 and H-2016-17/PIH-2016-17. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the BHA certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by

providing ~~BHA public housing authorities~~ with access to private sources of capital to repair and preserve its affordable housing assets. (The Faircloth-to-RAD mechanism further allows public housing authorities to develop brand new public housing assets that will convert to RAD.) Please be aware that upon conversion, the Authority's public housing Capital Fund ~~Budget~~ will be reduced by the pro rata share ~~of attributable to the~~ Public Housing Developments have converted ~~through RAD as part of the Demonstration, and that~~ BHA may ~~also~~ borrow funds to address ~~their~~ capital needs, ~~and .The~~ BHA may also ~~be~~ contributeing Capital Funds (including Replacement Housing Factor funds) towards the RAD conversions and/or Replacement Housing Factor (RHF) Funds. BHA currently has debt under the Capital Fund Financing Program and will be working with its bond trustee to address outstanding debt issues, which may result in additional reductions of Capital Funds. The BHA currently has debt under an Energy Performance Contract (EPC) and will be working with that bond trustee and its EPC partner, Ameresco, to address outstanding debt issues, which may result in additional reductions of Capital or Operating Funds.

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

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

Development 1

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
West Newton- Rutland-East Springfield Street	MA002000158	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY23-FY24 CFP Allocation
146	Family	Family	*\$ 161,134 164,074
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency	44	44	
1BR	58	58	
2BR	20	20	
3BR	11	11	
4BR	12	12	
5BR	1	1	
6BR			
Notes			
<ul style="list-style-type: none"> • RAD/Section 18 Blend with 110 units converting to RAD and 36 converting to PBVs • CHAP date: 03/01/2017 • Closing date: 01/31/2019 (completed 2022) • 3 uninhabitable units (long-term vacant due to fire damage) at 34 East Springfield treated as a <i>de minimis</i> removal (disposition completed 2022) • *Award as Demolition and Disposition & Transitional Funding (DDTF) 			

Development 2

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Ausonia	MA002000261	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY23-FY24 CFP Allocation
100	Elderly/Disabled	Elderly/Disabled	\$380,016 <u>384,844</u>
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency	93	93	
1BR	7	7	
2BR			
3BR			
4BR			
5BR			
6BR			
Notes			
<ul style="list-style-type: none"> • RAD/Section 18 Blend with 80% of units converting to PBV and 20% of units converting to RAD pursuant to notice 2021-07. • Due to high capital needs, BHA is separately pursuing a Section 18 disposition that would result in a 100% PBV conversion • CHAP date: 02/20/2018 • Closing date: Expected 2025 			

Development 3

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Anne M. Lynch Homes at Old Colony	MA002000124	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY23-FY24 CFP Allocation
28	Family	Family	\$0.00 (previously converted)
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency			
1BR	13	13	
2BR	11	11	
3BR	4	4	
4BR			
5BR			
6BR			
Notes			
<ul style="list-style-type: none"> • CHAP date: 02/22/2018 • Closing date: 08/08/2019 • These 28 PBV RAD units are part of the Phase 3A phase of new construction redevelopment, which was completed in 2022 			

Development 4

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Orchard Offsite Phase II – Long-Glen Apts	MA002002119	PBRA	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY23-FY24 CFP Allocation
34	Family	Family	\$0.00 (covered in 2021)
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency	10	10	
1BR	14	14	
2BR	9	9	
3BR	1	1	
4BR			
5BR			
6BR			
Notes			
<ul style="list-style-type: none"> • Long-Glen is an existing mixed-finance redevelopment that is not owned by BHA. • There are 34 public housing units plus 25 non-public housing units at the property; all 34 public housing units will convert to PBRA RAD. • CHAP date: 03/02/2018 • Closing date: 03/01/2021 			

Development 5

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Heritage	MA002002141	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY23-FY24 CFP Allocation
31	Elderly/Disabled	Elderly/Disabled	\$0.00 (covered in 2022)
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency	22	22*	
1BR	3	3	
2BR	6	6*	
3BR			
4BR			
5BR			
6BR			
Notes			
<ul style="list-style-type: none"> • Heritage is an existing mixed-finance property that is owned by an instrumentality of the BHA. • There had been 31 public housing units plus 245 PBV units; 28 public housing units converted to PBV RAD. *One Studio public housing unit is an agency unit and two 2BR units are employee units. • CHAP date: 11/30/2018 • Closing date: 09/30/2022 			

Development 6

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Lower Mills	MA002002142	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY23-FY24 CFP Allocation
19	Elderly/Disabled	Elderly/Disabled	\$0.00 (converted in 2022)
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency	9	9	
1BR	8	8*	
2BR	2	2*	
3BR			
4BR			
5BR			
6BR			
Notes			
<ul style="list-style-type: none"> • Lower Mills is an existing mixed-finance property that is owned by an instrumentality of the BHA. • There had been 19 public housing units plus 159 PBV units; 17 public housing units converted to PBV RAD. *One 1BR public housing unit is an agency unit and one 2BR is an employee unit. • CHAP date: 11/30/2018 • Closing date: 08/31/2022 			

Development 7

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Mission Main (Phases I, II, and III)	MA002002114 MA002002117 MA002002118	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY23-FY24 CFP Allocation
445	Family	Family	\$382,583,757,595 *
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency			
1BR	120	120	
2BR	150	150	
3BR	125	125	
4BR	48	48	
5BR	2	2	
6BR			
Notes			
<ul style="list-style-type: none"> • Mission Main is an existing mixed-finance property that is not owned by the BHA. • There had been 445 public housing units and 90 non-public housing units at Mission; all 445 public housing units converted to PBV RAD/Section 18 Blend pursuant to Notice PIH 2021-07. • CHAP date: 11/30/2018 • Closing date: Dec 2022 • *Award as Demolition and Disposition & Transitional Funding (DDTF) <u>against the 1subset of units (178 units or 40% of the total) that converted through Section 18</u> 			

Development 8

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Eva White Apartments	MA002000241	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY23-FY24 CFP Allocation
102	Elderly/Disabled	Elderly/Disabled	\$369,545 <u>373,731</u>
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency	34	34	
1BR	57	57	
2BR	11	11	
3BR			
4BR			
5BR			
6BR			
Notes			
<ul style="list-style-type: none"> • RAD/Section 18 Blend pursuant to Notice PIH 2021-07, with 20% of units converting to RAD and 80% converting to PBVs • In the event of high capital needs, BHA would separately pursue a Section 18 disposition that would result in a 100% PBV conversion • CHAP date: 05/31/2019 • Closing date: Expected early 2024 			

Development 9

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Orchard Gardens (Phases 1&2, and 3)	MA002002113 MA002002115	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY23-FY24 CFP Allocation
282	Family	Family	\$484,814 <u>512,550</u>
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency			
1BR	73	73	
2BR	87	87	
3BR	94	94	
4BR	23	23	
5BR	5	5	
6BR			
Notes			
<ul style="list-style-type: none"> • Orchard Gardens is an existing mixed-finance property that is not owned by the BHA. • There are currently 282 public housing units 49 non-public housing units at Orchard Gardens; all 282 public housing units will convert to PBV RAD/Section 18 Blend pursuant to Notice PIH 2021-07. • CHAP date: TBD • Closing date: Expected 2024 			

Development 10

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
Mildred C. Hailey Apartments	MA002107119	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY23-FY24 CFP Allocation
516	Family	Family	\$2,152,329 ,184,837*
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency			
1BR	67	67	
2BR	202	202	
3BR	182	182	
4BR	51	51	
5BR	12	12	
6BR	2	2	
Notes			
<ul style="list-style-type: none"> • BHA received Section 18 Demo/Dispo approval in 2022 for a portion of the Mildred C. Hailey Apartments community. • BHA is currently exploring the possibility of a RAD/Section 18 Blend to facilitate modernization of the remaining portions of the site. • BHA intends to continue to own (through affiliated entities) and operate the modernized buildings. • CHAP date: TBD • Closing date: TBD 			
*516 units times \$4,171.184 ,234.18/units FY23-FY24 CFP allocation			

Development 11

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
General Warren	MA002000241	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY23-FY24 CFP Allocation
96	Elderly/Disabled	Elderly/Disabled	\$342,110 345,817
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency	56	56	
1BR	36	36	
2BR	4	4	
3BR			
4BR			
5BR			
6BR			
Notes			
<ul style="list-style-type: none"> • RAD/Section 18 Blend pursuant to Notice PIH 2021-07 • In the event of high capital needs, BHA would separately pursue a Section 18 disposition that would result in a 100% PBV conversion • BHA plans to issue a Request for Proposals to procure a development partner in 2023 • CHAP date: TBD • Closing date: Expected 2025 			

Development 12

Development Name	PIC Development ID	Conversion Type	Transfer of Assistance
West End Library	TBCN/A	PBV	N/A
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	FY23-FY24 CFP Allocation
TBD	TBDN/A	TBD	N/A
Bedroom Type	Units pre-conversion	Units post-conversion	Change
Studio/Efficiency			
1BR	TBD	TBD	
2BR	TBD	TBD	
3BR	TBD	TBD	
4BR	TBD	TBD	
5BR			
6BR			
Notes			
<ul style="list-style-type: none"> In 2022, BHA and the City of Boston issued a joint Request for Proposals for the redevelopment of the City-owned property that is the current site of the West End Library branch of the Boston Public Library. The RFP called for development proposals that include Faircloth public housing units; pursuant to Supplement Notice 4B to the RAD Notice (H-2023-08 PIH-2023-19) BHA proposes to convert any newly development Faircloth public housing units at the West End Library to RAD upon completion and prior to occupancy. 			

Development 13

<u>Development Name</u>	<u>PIC Development ID</u>	<u>Conversion Type</u>	<u>Transfer of Assistance</u>
<u>Faneuil Gardens</u>	<u>N/A</u>	<u>PBV</u>	<u>N/A</u>
<u>Total Units</u>	<u>Pre-RAD Unit Type</u>	<u>Post-RAD Unit Type</u>	<u>FY24 CFP Allocation</u>
<u>TBD</u>	<u>N/A</u>	<u>TBD</u>	<u>N/A</u>
<u>Bedroom Type</u>	<u>Units pre-conversion</u>	<u>Units post-conversion</u>	<u>Change</u>
<u>Studio/Efficiency</u>			
<u>1BR</u>	<u>TBD</u>	<u>TBD</u>	
<u>2BR</u>	<u>TBD</u>	<u>TBD</u>	
<u>3BR</u>	<u>TBD</u>	<u>TBD</u>	
<u>4BR</u>	<u>TBD</u>	<u>TBD</u>	
<u>5BR</u>			
<u>6BR</u>			
<u>Notes</u>			
<ul style="list-style-type: none"> <u>Faneuil Gardens is a 258-unit state public housing community in Brighton. BHA and its procured developer, The Community Builders, in collaboration with the Faneuil Gardens Tenant Task Force, have developed a master plan to redevelop the site. Up to three-quarters of the replacement units may be created through the Faircloth-to-RAD process. Phase one (out of five phases) is projected to include 32 Faircloth-to-RAD units.</u> 			

Development 14

<u>Development Name</u>	<u>PIC Development ID</u>	<u>Conversion Type</u>	<u>Transfer of Assistance</u>
<u>Parcel P-12C</u>	<u>N/A</u>	<u>PBV</u>	<u>N/A</u>
<u>Total Units</u>	<u>Pre-RAD Unit Type</u>	<u>Post-RAD Unit Type</u>	<u>FY24 CFP Allocation</u>
<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>N/A</u>
<u>Bedroom Type</u>	<u>Units pre-conversion</u>	<u>Units post-conversion</u>	<u>Change</u>
<u>Studio/Efficiency</u>			
<u>1BR</u>	<u>TBD</u>	<u>TBD</u>	
<u>2BR</u>	<u>TBD</u>	<u>TBD</u>	
<u>3BR</u>	<u>TBD</u>	<u>TBD</u>	
<u>4BR</u>	<u>TBD</u>	<u>TBD</u>	
<u>5BR</u>			
<u>6BR</u>			
<u>Notes</u>			
<ul style="list-style-type: none"> <u>This is private development being undertaken by a joint venture of two local nonprofits (The Community Developers and Asian Community Development Corporation) on a parcel in the Chinatown neighborhood.</u> 			

APPENDICES

Resident Rights, Participation, Waiting List and Grievance Procedures

Copies of the documents referenced in the ~~third~~fourth paragraph of this RAD ~~addendum~~Attachment to Annual Plan are attached hereto in their entirety:

1. ~~RAD Fair Housing, Civil Rights and Relocation Requirements (Notice H 2016-17/PIH 2016-17)~~

Posted by HUD to its RAD Resource Desk on 12/02/16 and downloaded by BHA on 10/26/24

2. RAD Notice H-2019-09 / PIH 2019-23 REV-4 as amended by Supplemental Notice 4B

Posted by HUD to its RAD Resource Desk on 7/23/24 and downloaded by BHA on 10/26/24

~~With respect to sites converting to PBV:-~~

- ~~● Section 1.6.C of H 2019-09 PIH 2019-23, REV-4
(as amended by RAD Supplemental Notice 4B published 7/31/2023)~~
- ~~● Section 1.6.D of H 2019-09 PIH 2019-23, REV-4
(as amended by RAD Supplemental Notice 4B published 7/31/2023)~~

~~With Respect to site converting to PBRA:-~~

- ~~● Section 1.7.B of H 2019-09 PIH 2019-23, REV-4
(as amended by RAD Supplemental Notice 4B published 7/31/2023)~~
- ~~● Section 1.7.C of H 2019-09 PIH 2019-23, REV-4
(as amended by RAD Supplemental Notice 4B published 7/31/2023)~~

~~With Respect to sites converting to either PBV or PBRA:-~~

- ~~● H 2016-17/PIH 2016-17~~