

Rental Assistance Demonstration Attachment to Annual Plan

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

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

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

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

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

Development 1

| Development Name | PIC Development ID | Conversion Type | Transfer of Assistance |
|---|----------------------|-----------------------|--------------------------------|
| West Newton- Rutland-East Springfield Street | MA002000158 | PBV | N/A |
| Total Units | Pre-RAD Unit Type | Post-RAD Unit Type | FY21-FY22 CFP Allocation |
| 146 | Family | Family | * \$130,319 157,588 |
| Bedroom Type | Units pre-conversion | Units post-conversion | Change |
| Studio/Efficiency | 44 | 44 | |
| 1BR | 58 | 58 | |
| 2BR | 20 | 20 | |
| 3BR | 11 | 11 | |
| 4BR | 12 | 12 | |
| 5BR | 1 | 1 | |
| 6BR | | | |
| Notes | | | |
| <ul style="list-style-type: none"> • RAD/Section 18 Blend with 110 units converting to RAD and 36 converting to PBVs • CHAP date: 03/01/2017 • Closing date: 01/31/2019 <u>(completed 2022)</u> • 3 uninhabitable units (long-term vacant due to fire damage) at 34 East Springfield treated as a <i>de minimis</i> removal <u>(disposition completed 2022)</u> • *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 | FY21-FY22 CFP Allocation |
| 100 | Elderly/Disabled | Elderly/Disabled | \$319,161 <u>\$385,401</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 2022 <u>2024</u> | | | |

Development 3

| Development Name | PIC Development ID | Conversion Type | Transfer of Assistance |
|--|----------------------|-----------------------|---|
| Anne M. Lynch Homes at Old Colony | MA002000124 | PBV | N/A |
| Total Units | Pre-RAD Unit Type | Post-RAD Unit Type | FY21-FY22 CFP Allocation |
| 28 | Family | Family | \$93,4850.00 (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, <u>which was completed in 2022</u> | | | |

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 | FY21-FY23 CFP Allocation |
| 34 | Family | Family | \$0.00 <u>37,072</u> (converted 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 | FY21-FY22 CFP Allocation |
| 31 | Elderly/Disabled | Elderly/Disabled | \$27,24833,289 |
| Bedroom Type | Units pre-conversion | Units post-conversion | Change |
| Studio/Efficiency | 22 | 22* | |
| 1BR | 3 | 3 | |
| 2BR | 6 | 6* | |
| 3BR | | | |
| 4BR | | | |
| 5BR | | | |
| 6BR | | | |
| Notes | | | |
| <ul style="list-style-type: none"> Heritage is an existing mixed-finance property that is owned by an instrumentality of the BHA. There are 31 public housing units plus 245 PBV units; 28 public housing units will convert to PBV RAD. *One Studio public housing unit is an agency unit and two 2BR units are employee units. CHAP date: 11/30/2018 Closing date: Expected 2022<u>09/30/2022</u> | | | |

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 | FY21-FY22 CFP Allocation |
| 19 | Elderly/Disabled | Elderly/Disabled | \$18,499 22,600 |
| Bedroom Type | Units pre-conversion | Units post-conversion | Change |
| Studio/Efficiency | 9 | 9 | |
| 1BR | 8 | 8* | |
| 2BR | 2 | 2* | |
| 3BR | | | |
| 4BR | | | |
| 5BR | | | |
| 6BR | | | |
| Notes | | | |
| <ul style="list-style-type: none"> • Lower Mills is an existing mixed-finance property that is owned by an instrumentality of the BHA. • There are 19 public housing units plus 159 PBV units; 17 public housing units will convert to PBV RAD. *One 1BR public housing unit is an agency unit and one 2BR is an employee unit. • CHAP date: 11/30/2018 • Closing date: Expected 202208/31/2022 | | | |

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 | FY21-FY22 CFP Allocation |
| 445 | Family | Family | \$610,946 746,437 |
| Bedroom Type | Units pre-conversion | Units post-conversion | Change |
| Studio/Efficiency | | | |
| 1BR | 120 | 120 | |
| 2BR | 150 | 150 | |
| 3BR | 125 | 125 | |
| 4BR | 48 | 48 | |
| 5BR | 2 | 2 | |
| 6BR | | | |
| Notes | | | |
| <ul style="list-style-type: none"> • Mission Main is an existing mixed-finance property that is not owned by the BHA. • There are currently 445 public housing units 90 non-public housing units at Mission; all 445 public housing units will convert to PBV RAD/Section 18 Blend pursuant to Notice PIH 2021-07. • CHAP date: 11/30/2018 • Closing date: Expected 2022Dec 2022 | | | |

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 | FY21 -FY22 CFP Allocation |
| 102 | Elderly/Disabled | Elderly/Disabled | \$311,777 376,287 |
| 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 202322 | | | |

Development 9

| <u>Development Name</u> | <u>PIC Development ID</u> | <u>Conversion Type</u> | <u>Transfer of Assistance</u> |
|---|------------------------------------|------------------------------|-------------------------------|
| <u>Orchard Gardens (Phases 1&2, and 3)</u> | <u>MA002002113 MA002002115</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>FY22 CFP Allocation</u> |
| <u>282</u> | <u>Family</u> | <u>Family</u> | <u>\$477,630</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>73</u> | <u>73</u> | |
| <u>2BR</u> | <u>87</u> | <u>87</u> | |
| <u>3BR</u> | <u>94</u> | <u>94</u> | |
| <u>4BR</u> | <u>23</u> | <u>23</u> | |
| <u>5BR</u> | <u>5</u> | <u>5</u> | |
| <u>6BR</u> | | | |
| <u>Notes</u> | | | |
| <p><u>?</u> <u>Orchard Gardens is an existing mixed-finance property that is not owned by the BHA.</u></p> <p><u>?</u> <u>There are currently 282 public housing units 49 non-public housing units at Mission; all 282 public housing units will convert to PBV RAD/Section 18 Blend pursuant to Notice PIH 2021-07.</u></p> <p><u>?</u> <u>CHAP date: TBD</u></p> <p><u>?</u> <u>Closing date: Expected 2024</u></p> | | | |

Development
10

| <u>Development Name</u> | <u>PIC Development ID</u> | <u>Conversion Type</u> | <u>Transfer of Assistance</u> |
|--|-----------------------------|------------------------------|-------------------------------|
| <u>Mildred C. Hailey Apartments</u> | <u>MA002107119</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>FY22 CFP Allocation</u> |
| <u>516</u> | <u>Family</u> | <u>Family</u> | <u>\$2,106,766*</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>67</u> | <u>67</u> | |
| <u>2BR</u> | <u>202</u> | <u>202</u> | |
| <u>3BR</u> | <u>182</u> | <u>182</u> | |
| <u>4BR</u> | <u>51</u> | <u>51</u> | |
| <u>5BR</u> | <u>12</u> | <u>12</u> | |
| <u>6BR</u> | <u>2</u> | <u>2</u> | |
| <u>Notes</u> | | | |
| <p><u>☐ BHA received Section 18 Demo/Dispo approval in 2022 for a portion of the Mildred C. Hailey Apartments community.</u></p> <p><u>☐ BHA is currently exploring the possibility of a RAD/Section 18 Blend to facilitate modernization of the remaining portions of the site.</u></p> <p><u>☐ BHA intends to continue to own (through affiliated entities) and operate the modernized buildings.</u></p> <p><u>☐ CHAP date: TBD</u></p> <p><u>☐ Closing date: TBD</u></p> <p><u>*516 units times \$4,082.88/units FY22 CFP allocation</u></p> | | | |

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Development 11

| <u>Development Name</u> | <u>PIC Development ID</u> | <u>Conversion Type</u> | <u>Transfer of Assistance</u> |
|---|-----------------------------|------------------------------|-------------------------------|
| <u>General Warren</u> | <u>MA002000241</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>FY22 CFP Allocation</u> |
| <u>96</u> | <u>Elderly/Disabled</u> | <u>Elderly/Disabled</u> | <u>\$348,017</u> |
| <u>Bedroom Type</u> | <u>Units pre-conversion</u> | <u>Units post-conversion</u> | <u>Change</u> |
| <u>Studio/Efficiency</u> | <u>56</u> | <u>56</u> | |
| <u>1BR</u> | <u>36</u> | <u>36</u> | |
| <u>2BR</u> | <u>4</u> | <u>4</u> | |
| <u>3BR</u> | | | |
| <u>4BR</u> | | | |
| <u>5BR</u> | | | |
| <u>6BR</u> | | | |
| <u>Notes</u> | | | |
| <ul style="list-style-type: none"> • <u>RAD/Section 18 Blend pursuant to Notice PIH 2021-07</u> • <u>In the event of high capital needs, BHA would separately pursue a Section 18 disposition that would result in a 100% PBV conversion</u> • <u>BHA plans to issue a Request for Proposals to procure a development partner in 2023</u> • <u>CHAP date: TBD</u> • <u>Closing date: Expected 2025</u> | | | |

