

Superior Housing Authority
2025 PHA 5-Year Plan –
Significant Amendment

Attachment R - Rental Assistance Demonstration (RAD)

The Superior Housing Authority (“SHA”) is amending its 5-year PHA Plan and is including this Attachment R because it applied for the Rental Assistance Demonstration (RAD) program. As a result, the SHA will be converting three sites to Project Based Rental Assistance (PBRA) under the guidelines of H 2019-19/PIH 2019-23, REV-4 and any successor Notices and PIH 2024-40 for RAD/Section 18 Blends. Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of H 2019-19/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 SHA 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 SHA 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 SHA may also borrow funds to address their capital needs. The SHA will be contributing Operating Reserves in the amount of \$1,000,000 and Capital Funds in the amount of \$1,000,000 towards the conversion.

Site and Neighborhoods Standards Certification:

The site complies with the site selection requirements set forth at 24 CFR § 983.57. The site is suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto. In conducting its review of site selection for the proposed project, the PHA completed a review with respect to accessibility for persons with disabilities and the proposed site is consistent with disabilities and the proposed site is consistent with applicable accessibility standards under the Fair Housing Act, Section 504, and the ADA

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

Transaction #1: AMP 1 Single Family Turnkey conversion to PBRA - Family

Bedroom Type	Number of UnitsPre-Conversion	Number of UnitsPost-Conversion	Change in Number of Units per Bedroom Type and Why
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	13	13	0
Three Bedroom	8	8	0
Four Bedroom	4	4	0
Five Bedroom	2	2	0
Total	27	27	0
<u>(If performing a Transfer of Assistance):</u>	N/A		

Transaction #2: AMP 1 Scattered Sites conversion to PBRA - Family

Bedroom Type	Number of UnitsPre-Conversion	Number of UnitsPost-Conversion	Change in Number of Units per Bedroom Type and Why
Studio/Efficiency	0	0	0
One Bedroom	48	48	0
Two Bedroom	0	0	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Total	48	48	0
<u>(If performing a Transfer of Assistance):</u>	N/A		

Transaction #3: AMP 1 Park Place conversion to PBRA - Family

Bedroom Type	Number of UnitsPre-Conversion	Number of UnitsPost-Conversion	Change in Number of Units per Bedroom Type and Why
Studio/Efficiency	0	0	0
One Bedroom	47	47	0
Two Bedroom	58	58	0
Three Bedroom	40	40	0
Four Bedroom	6	6	0
Five Bedroom			0
Total	151	151	0
<u>(If performing a Transfer of Assistance):</u>	N/A		

Resident Rights, Participation, Waiting List and Grievance Procedures

SEE TAB 11 and 12 for Sections 1.7.B & Section 1.7.C of H 2019-19/PIH 2019-23, REV-4, and H-2016-17/PIH-2016-17.



Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), SHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.