

Proposed FY2020 MTW Plan Amendment: Redlined Changes to the FY2020 MTW Plan Related to the Redevelopment of Dillehay Courts

II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. HOUSING STOCK INFORMATION

PLANNED NEW PUBLIC HOUSING UNITS

ASSET MANAGEMENT PROJECT (AMP) NAME AND NUMBER	BEDROOM SIZE						TOTAL UNITS	POPULATION TYPE*	# of Uniform Federal Accessibility Standards (UFAS) Units
	0/1	2	3	4	5	6+			Fully Accessible
N/A	0	0	0	0	0	0	0	N/A	0
N/A	0	0	0	0	0	0	0	N/A	0
N/A	0	0	0	0	0	0	0	N/A	0

Total Public Housing units to be added in the plan year: 0

PLANNED PUBLIC HOUSING UNITS TO BE REMOVED

PROPERTY NAME	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
Dillehay Courts	136	We are considering RAD, Section 18 Disposition, or Section 22 Voluntary Conversion and our current expectation is to convert 36 units through RAD/Section 18 blend (27 RAD, 9 Disposition) and 100 units through Section 18 disposition.
Strawn Cottages	11	Will be converted to PBV vouchers through RAD process and Transfer of Assistance (TOA) will be completed by end of year 2020.

Deleted: 36 units will be converted to PBV vouchers through RAD/Section 18 process by end of year 2020. 100 units will be converted to PBV units using Section 18. This will be completed before phase II.

Total Public Housing units to be removed in the plan year: ~~147~~

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PLANNED NEW PROJECT BASED VOUCHERS

PROPERTY NAME	NUMBER OF Vouchers to be Project-Based	EXPLANATION FOR REMOVAL
Dillehay Courts	136	136 units will be converted to PBV vouchers through <u>RAD, Section 18 Disposition, or Section 22 Voluntary Conversion</u> process by end of year 2020.
Strawn Cottages	11	Remaining units will be converted to PBV vouchers through RAD process by end of year 2020.

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Deleted: 100 units will be converted to PBV units using Section 18. This will be completed before phase II.

Total Public Housing Units to be newly Project Based: ~~147~~

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PLANNED EXISTING PROJECT BASED VOUCHERS

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
940 Brevard	100	yes,40	Senior
Arbor Glen 50	25	yes,25	Family
Arbor Glen I	60	yes,60	Senior, Family
Arbor Glen II	40	yes,40	Family
Arbor Glen III	12	yes,12	Family
Ashley Square @ SouthPark	36	yes,22	Family/Mixed Income
Archdale Flats			Vacant pending revitalization
Autumn Place	68	yes,68	Senior
Cedar Knoll	49	yes,49	Family
Charlottetown Terrace	161	yes,161	Disabled
Cherry Gardens	11	No	Senior
Claremont	50	yes,50	Family
Dillehay	136	yes	Family
Edwin Towers	176	yes,176	Senior
Everett House	10	No	Disabled/Supportive
Fairmarket Square	16	yes,16	Family/Mixed Income
First Ward	132	yes,132	Family/Mixed Income
Gladedale	49	yes,49	Family
Glen Cove	10	yes,10	Mixed Income
Hall House	0	0	Vacant pending revitalization
Hampton Creste	60	yes,60	Mixed Income/Supportive
Leafcrest	48	yes,48	Family
Mallard Ridge	35	yes,35	Family
McAden Park	60	yes,30	Family, Mixed Income
McAlpine Terrace	26	yes,26	Senior/Mixed Income

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PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
McCreesh Place	88	yes,63	Supportive
McMullen Woods	21	yes,21	Family/Mixed Income
Meadow Oaks	32	yes,32	Family
Mill Pond	51	No	Mixed Income
Montgomery Gardens	20	yes,20	Family/Mixed Income
Moore Place I & II	86	yes,34	Family/Mixed Income/Supportive
Nia Point	29	yes,29	Family/Mixed Income
Park at Oaklawn	89	yes,89	Family/Mixed Income
Parktowne Terrace	163	yes,163	Family/Mixed Income
Prosperity Creek	156	yes,156	Senior
Residences at Renaissance I	31	yes,31	Family/Mixed Income
Residences at Renaissance II	67	67	Family/Mixed Income
Retreat at Renaissance	90	yes,90	Senior
Robinsdale	30	yes,30	Family/Mixed Income
Savanna Woods	49	yes,49	Family
Seigle Point	120	yes,102	Family/Mixed Income
Seneca Woods	17	yes,17	Family/Mixed Income
South Oak Crossing	20	yes,20	Family/Mixed Income
Southside Homes	392	yes,392	Family/Mixed Income
Springcroft @ Ashley Park (SR)	36	yes,18	Senior
Steele Creek Seniors	120	yes,120	Senior/Mixed Income
Stonehaven East	24	yes,24	Family
Strawn Tower	170	yes,170	Senior
Sunridge	44	yes,44	Family
Tarlton Hills	50	yes,50	Family/Mixed Income
Victoria Square	31	yes,31	Family
Wallace Woods	48	yes,48	Family
YWCA Families Together	10	No	Supportive/Family
Woodlawn House	104	yes,104	Senior
Landing at Park Road	92	No	Senior
Oaks at Cherry	81	yes,81	Family
Springfield Gardens	22	yes,22	Senior

Planned Existing Project Based Vouchers: ~~3,723~~

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GENERAL DESCRIPTION OF ACTUAL CAPITAL FUND EXPENDITURES DURING PLAN YEAR 2020

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Dillehay Courts remains the sole public housing site operating under the Capital Fund Programs. Plans are currently underway to redevelop Dillehay Courts in multiple phases.

All other sites have been converted to RAD and utilize Reserves for maintenance. Of these sites, a draft plan for capital improvements in the 2020 fiscal year per the Physical Conditions Needs

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Assessment (“PCNA”) is in the preliminary stage and have not been approved by the CHA Board. Improvements totaling just over \$1.5 Million are expected. Projected Capital Improvements have not yet been specified, but efforts are being made to define the scope of work for each site. The following are plausible ventures, but have not been approved:

- **Fairmarket Square** - water heaters replacement, kitchen upgrades.
- **Glen Cove** – Window replacement, kitchen and bath upgrades.
- **Mallard Ridge** – asphalt paving.
- **McAlpine Terrace** - new appliances, window replacement, elevator upgrades and HVAC replacement.
- **Meadow Oaks** – new appliances.
- **Seneca Woods** – interior renovations.
- **Victoria Square** – Re-roofing.
- **Woodlawn House** – new bathroom exhaust fans and common area venting.

V. SOURCES AND USES OF FUNDS

C. RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION

DESCRIPTION OF RAD PARTICIPATION

CHA has almost completed a RAD portfolio conversion. As of June 2019, we have closed on 48 developments and 3,179 units. We have received CHAPs for the remaining two developments. We anticipate closing on one development in summer 2019 (67 units) and the final development (136 units) will be done starting in 2020 using RAD, Section 18, or Section 22 Voluntary Conversion. Our expectation is to convert 36 units through a RAD/Section 18 blend (27 RAD, 9 Disposition) and 100 units through Section 18 Disposition. We are moving all our ACC units to the PBV platform and have used the RAD Transfer of Assistance to change many traditional Project Based Vouchers to RAD PBVs, allowing a development to operate on a single RAD platform, thereby increasing operational efficiencies. These TOAs also allow those traditional PBVs to return to CHA's tenant-based voucher pool so they can be issued to a household on our lengthy waiting list. CHA also has several land transfers underway as allowed under the RAD Notice, transferring vacant land parcels from CHA to CHA's non-profit development subsidiary, Horizon Development Properties, Inc., so the properties can be used for affordable housing purposes. The RAD MTW Significant Amendment was approved in February of 2016. A proposed RAD Significant Amendment concerning *Total Tenant Payment Exceeding Gross Rent* is pending approval and a redlined version is included in appendix H of this plan

Deleted:) and the final development (136 units) by 2020.

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HAS THE MTW PHA SUBMITTED A RAD SIGNIFICANT AMENDMENT IN THE APPENDIX?

Yes.

IS THE RAD SIGNIFICANT AMENDMENT SUBMITTED AS APPENDIX, THE FIRST?

The original RAD Significant Amendment was introduced in the FY 2016 MTW Plan. The most recently proposed modification amends specifics detailing total tenant payments when over subsidy. The agency is currently evaluating if or on what basis Section 18 can be used to convert an amount of its remaining Public Housing units to RAD (see appendix H of this plan).

APPENDIX G: DEMOLITION/DISPOSITION ACTIVITY

Dillehay Excerpt

Demolition/Disposition Activity Description
1a. Development name: Dillehay Courts
1b. Development (project) number: NC003000012
2. Activity type: <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status <input checked="" type="checkbox"/> To Be submitted, pending approval <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 2019
5. Number of units affected: 136
6. Coverage of action <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2020 b. Projected end date of activity: 2022

Deleted: Currently undergoing RAD review.

Appendix H (RAD Significant Amendment)

Dillehay Excerpt

Name of Public Housing Development: Dillehay Courts	PIC Development ID: NC003000012	Conversion type: PBV	Transfer of Assistance: None
Total Units: 136	Pre-RAD Unit Type: Family	Post-RAD Unit Type if different:	Capital Fund allocation of Development: \$219,186
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, Etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0-36	Transfer of Assistance to new site. Unit not attached to a family. New family will be taken off waiting list.
Two Bedroom	2	0-36	Transfer of Assistance to new site. Unit not attached to a family. New family will be taken off waiting list.
Three Bedroom	14	0-36	Transfer of Assistance to new site. Unit not attached to a family. New family will be taken off waiting list.
Four Bedroom	16	0	No Four Bedrooms at New Property
Five Bedroom	4	0	No Four Bedrooms at New Property
Six Bedroom	0	0	0
Total Units	0-36	0-36	0
If performing a Transfer of Assistance:	Units will be transferred to a new development		
# of Elderly, Disabled, or Receiving Supportive Services:	36 Supportive Service Units		

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