

The Hudson Housing Authority (HHA) is amending its 2015 Five-Year PHA Plan because it will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-1, REV-2, REV-3 and any successor Notices. Upon conversion to Project Based Vouchers, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in *Section 1.6 of PIH Notice 2012-32, REV -2; and PIH Notice H-2017-03 REV-3*. Additionally, the Hudson Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements, including those imposed by any remedial orders or agreements that may arise in the future.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing PHAs 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 eliminated as part of the Demonstration, and that HHA may borrow funds to address their capital needs. The HHA will also be contributing Operating Reserves in an undermined amount towards the conversion earmarked for future capital needs.

- Hudson Housing Authority is submitting applications to convert 100% of its public housing units (132 Units) to project-based vouchers (PBV) through RAD (See Table)
- There are no changes planned in the number of units and no changes in bedroom distribution.
- The HHA has no public housing preferences cited in the Admissions and Continued Occupancy that would be adopted by the Section 8 Administrative Plan. All Housing Choice Voucher Waiting List Preferences will apply to these units.
- HHA intends to remain in full compliance of Attachment PIH-2012-32 (HA) H-2017-03, REV-3 as it pertains to waiting list preferences, Resident Rights, and Participation, Tenant Protections for residents. Additionally, HHA will remain in full compliance with Tenant Protections as outlined under Joint Housing PIH Notice H-2014-09 and PIH 2014-17.
- Prior to conversion the HHA will survey all waiting lists to determine how many active applicants remain and subsequently merge remaining applicants according to their current standing on the waiting list.
- As part of RAD, the Hudson Housing Authority 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 Project Based Voucher Assistance;
  - b. Changes to the Capital Fund Budget produced as a result of RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
  - c. Changes to the construction and rehabilitation plan;
  - d. Changes to the financing structure for each approved RAD conversion.
  - e. Potential for additional development projects.
  - f. Potential to issue additional project-based vouchers for future development projects.

HUDSON HOUSING AUTHORITY

Significant Amendment to the 2015 Five Year Plan

**Development - Designated as Primary RAD Application**

Development Name  COLUMBIA APARTMENTS	Development ID  NY061	Conversion Type  PBV	Transfer of Assistance  NONE
Total Units 132	Pre-RAD Unit Type General Occupancy	Post-RAD Unit Type General Occupancy	CFP Alloc

Bedroom Type	Number of Units Pre- Conversion	Number Units Post-Conversion	Post conversion change in units or bedroom type
Studio/Efficiency	1	1	No Changes
One Bedroom	60	50	No Changes
Two Bedroom	34	34	No Changes
Three Bedroom	27	27	No Changes
Four Bedroom	8	8	No Changes
Five Bedroom	2	2	No Changes
Six Bedroom	0	0	No Changes

1. HHA is not under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision.
2. HHA certifies that the RAD conversion complies with all applicable site selection and neighborhood reviews standards and that all appropriate procedures have been followed.
3. As part of this RAD conversion HHA shall notify the public that the current and future Capital Fund Program Grants Budgets, will be reduced as a result of any projects converting to RAD. The HHA will provide an estimate of the amount of the current Capital Fund grant that is associated with the proposed project and the impact on the current Five-Year PHA Plan and Five-Year Capital Fund Action Plan.