

**Amendment to Annual Plan
Rental Assistance Demonstration (RAD)/Section 18 Blend**

The Housing Authority of the City of Bangor (the “Authority”) will be converting the public housing developments listed below to a Section 8 Housing Assistance Payment (HAP) contract through the Rental Assistance Demonstration (RAD) under the guidelines of H 2019-09/PIH 2019-23, REV-4, as revised (the “RAD Notice”). RAD was designed by HUD to assist in addressing the capital needs of public housing by providing properties with a stable income stream and access, if needed, to new sources of capital to repair and preserve its affordable housing assets. As part of this conversion, the Authority may also seek HUD approval for a Disposition for a portion of the project under Section 18 of the U.S. Housing Act of 1937 (the Act), though such application will not impact resident rights or the units that will be preserved under a HAP contract.

Below, please find specific information related to the Public Housing Development(s) proposed for RAD. Elements of this proposal or subject to change as plans develop, in consultation with residents:

Proposed Conversion of Birch Circle and Griffin Park

Development Name and Development Number(s) per PIC:	Birch Circle: ME009000001 Griffin Park: ME009000001	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	December 2026 - RAD/Section 18 Blend	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☒ Yes ☐ No	1. <i>If yes, please describe: Applicants Any applicant whose names appear on a public housing or Section 8 waiting list.</i> 2. <i>The date and time of application.</i> 3. <i>Applicants residing in a property owned or managed by the Authority who do not otherwise have a voucher.</i>
Will the conversion involve a transfer of the assistance to a new location?	☐ Yes ☒ No	<i>If yes, please describe:</i> 1) <i>put the location if known, and # of units transferring</i>

		2) What the PHA plans to do with the original site following the transfer of assistance	
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	\$ _____ 0 _____		
After conversion, the annual Capital Fund grant is estimated to be reduced by:	Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project		
We certify that the site complies with all applicable site selection requirements set forth at - 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act	☒ Yes ☐ No		
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ Yes, and compliance will not be negatively impacted by conversion activities. ☒ No		
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ Yes ☒ No	If yes, please describe the impact	
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ Yes ☒ No	If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.	
Bedroom Type	Number of Units Pre-Conversion	Estimated Number of Units Post-Conversion	Change
Studio/Efficiency			
One Bedroom			
Two Bedroom	60	60	0
Three Bedroom	15	15	0
Four Bedroom			
Five Bedroom			
Six Bedroom			

Resident Rights, Participation, Waiting List and Grievance Procedures

Upon conversion, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in H-2016-17/PIH-2016-17 (RAD Civil Rights and Relocation Notice and:

☒ For conversions to PBV: Section 1.6 of the RAD notice

☐ For conversions to PBRA: Section 1.7 of the RAD Notice

Below, please find a table listing out each of the provisions affecting residents' rights and participation, waiting list and grievance procedures. The table lists out the provisions applicable to the type of conversion (PBV or PBRA) that the PHA is proposing, with reference to the Notice provisions that provide each tenant protections.

Tenant Right	Reference for Conversion to PBV	Reference for Conversion to PBRA
<i>Tenant Protections Under the RAD Civil Rights and Relocation Notice (H 2016-17; PIH 2016-17)</i>		
Resident Right to Return	Section 6.2	
Relocation Rights	Section 6.3-6.11	
<i>Tenant Protections Under the RAD Notice (H 2019-09/PIH 2019-23, REV-4, as revised)</i>		
No rescreening of tenants upon conversion	Section 1.6.C.1	Section 1.7.B.1
Establishment of Waiting List	Section 1.6.D.4	Section 1.7.C.3
Phase-in of tenant rent increase	Section 1.6.C.3	Section 1.7.B.3
Resident Participation and Funding	Section 1.6.C.5	Section 1.7.B.5
Family Self Sufficiency (FSS)	Section 1.6.C.4	Section 1.7.B.4
Resident Opportunity and Self Sufficiency Service Coordinators (ROSS-SC)	Section 1.5.G	Section 1.5.G
Jobs Plus	Section 1.6.C.8	Section 1.7.B.8
Earned Income Disregard	Section 1.6.C.7	Section 1.7.B.7
Choice-Mobility	Section 1.6.D.8	Section 1.7.C.5
When Total Tenant Payment Exceeds Gross Rent	Section 1.6.C.9	Section 1.7.B.9
Under-Occupied Unit	Section 1.6.C.10	Section 1.7.B.10
Termination notification	Section 1.6.C.6	Section 1.7.B.6
Grievance process	Section 1.6.C.6	Section 1.7.B.6

Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), Housing Authority of the City of Bangor 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 number of each bedroom-type placed under HAP contract after conversion
- d. If the conversion involved a transfer of assistance to a new location, changes to the location of the new site and plans for the original site following the transfer
- e. Whether the project will adopt preferences after conversion
- f. Whether the RAD conversion also involves a related Section 18 Disposition application, as long as such inclusion does not impact the number of units placed under HAP contract or the rights of impacted residents