

<b>Rental Assistance Demonstration (RAD)</b>	<b>U.S. Department of HUD, Form HUD-5260</b>
<b>Public Housing Program Application</b>	Office of Public Housing, Office of Multifamily Housing
<i>Revision 2.0 5/15/18</i>	<i>OMB Approval Number 2577-0278 (Issue date 04/04/16) (Expires 04/30/19)</i>
There are several explanation boxes that extend the full width of this form. Increase or decrease the height of the box as needed (click to the left on the horizontal line below the row number, then drag the line up or down as needed).	

**Section 1: PIC Development Number and Name**

Enter the PIC Development Number and Name.

<input type="text" value="NC046000001"/>	<input type="text" value="Lindsay - North Columbia - Trinity Court"/>
Development Number	Name of Development <span style="float:right; color:blue;">?</span>
<input type="text" value="Town of Chapel Hill Department of Housing"/>	<input type="text" value="Trinity Court Redevelopment"/>
Public Housing Agency (PHA) Name	Project name for tracking purposes <span style="float:right; color:blue;">?</span>

*Enter the requested contact information that HUD will use for any questions about the application*

<input type="text" value="Faith Thompson"/>	<input type="text" value="Housing Director"/>	<input type="text" value="916-969-4985"/>	<input type="text" value="fthompson@townofcha"/>
PHA Contact Name	Title	Telephone Number	Email

**Section 2: Background Information on the PHA and the Project**

Was this project developed with a HOPE VI grant in the past 10 years?	<input type="text" value="No"/>	?
Has this property been approved for Section 18 Demolition or Disposition?	<input type="text" value="No"/>	?

Is the property subject to a Capital Fund Financing Program (CFFP), Energy Performance Contract (EPC), or repayment agreement?

CFPP     EPC     Other:

**Initial Conversion Plans**

Identify which of these items are expected to occur as part of the conversion (check all applicable):

New Construction     Rehabilitation     Transfer of Assistance (TOA)     No Rehabilitation

Type of Conversion (PBV or PBRA)	<input type="text" value="PBRA (Project Based Rental Assistance)"/>	?
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If PBRA, is this conversion seeking a good cause Choice Mobility exemption?  ?

*For all conversion, a PHA must provide a RAD Information Notice to all residents prior to the resident meetings to inform residents of projects proposed for conversion of their rights in connection with a proposed conversion.*

Date of RIN issuance:  ?

**Error: The RIN must be issued before this Application is submitted**

*A PHA must provide any resident that may be displaced as a result of acquisition, rehabilitation, or demolition with a General Information Notice (GIN) detailing potential rights under the Uniform Relocation Act. The GIN may be issued simultaneous with the RIN, but no later than 30 days following the issuance of a CHAP.*

Date of General Information Notice (GIN) issuance (if applicable)?  ?

**If awarded a CHAP, you must provide the GIN as soon as reasonable, but not later than 30 days from CHAP issuance**

**Proposed Unit Bedroom Distribution Post RAD Conversion:** Identify the bedroom distribution of units to be included in your CHAP; entire should reflect the post-conversion property. (Applicants must attach a screen shot from PIC of the AMPs' Development Profile and Summary Information as evidence that the PHA currently has this number of units under ACC).

Units Converting	BEDROOM SIZE							Total Units
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	
			20	20				40

*\*If units are converting from multiple PIC Development #s, complete the "Many-to-One" worksheet*

**Current Utility Allowances.** Enter the utility allowances currently in effect at the public housing project or project(s). These amounts will be included in your CHAP award if your Application is approved. If there are multiple sites covered by this application with different utility allowances, input a weighted average for the purposes of the application (but note that the RAD Conversion Commitment and subsequent PBV or PBRA HAP contract can accommodate different utility allowances for the same bedroom configuration):

Current Public Housing Utility Allowances	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR
			\$103	\$114			

Check this box if the Utility Allowances shown above are weighted averages

**Overview of Proposed Conversion.** Provide a general description of the proposed conversion, including a description of the existing site(s), the general scope of work (new construction, moderate rehab, minimal rehab), whether units will be replaced on-site or off-site, major anticipated financing sources, and any other information that will help HUD to understand the conversion plan (i.e., anticipated use of FHA-insurance, 4% or 9% LITHC, etc.). Additionally, if not all of the units at the AMP are included in the conversion provide a description of plans for the remaining units in the AMP. It is acceptable and anticipated that conversion plans will change from what is presented in this application.

Trinity Court is Phase 1 of a two-phase RAD project, with Craig-Gomains as Phase 2. The conversion of Trinity Court would involve demolition of the 40 existing PHA units and new construction of 40 replacement units on site using Low Income Housing Tax Credit Financing. The Town proposes submitting a 9% tax credit application in 2019. The Town is currently beginning the process of selecting a nonprofit development partner with 9% and 4% tax credit experience to serve as managing general partner (or the equivalent). Craig-Gomains (Phase 2) is similarly planned to involve demolition and new construction to replace the existing 40 PHA units on site using 9% or 4% tax credits. The Craig-Gomains redevelopment is proposed to occur at a higher density than the existing project, providing additional tax credit units on the site that may or may not serve as replacement units for future PHA conversions. In addition to Trinity Court (40 units) and Craig-Gomains (40 units), the Town's AMP 1 includes 5 other PHA properties totalling 81 additional units. These 5 separate properties are not directly adjacent to either Trinity Court or Craig Gomains. The Town is contemplating other sources of funding for rehabilitation of the other 81 units in the AMP or may consider additional RAD applications and conversions in the future.

**Section 3: Application Features and/or Priority Categories**

- Yes Is this the first Application of a Multiphase Application? *Complete the Multiphase worksheet*
- No Is this Application part of a Portfolio Award request?
- No Is this Application a "many-to-one" request involving units from multiple AMPs?
- No Is this Application part of an existing (awarded) Portfolio award?
- No Is this Application part of an existing (awarded) Multiphase award?
- No Was the public housing project developed through public housing mixed-finance?

*Complete the next section to identify whether the application qualifies for priority selection*

**Priority Categories**

Applications are provided priority selection if they meet certain criteria for "high investment." Identify if the application meets any of the criteria below. Select only one.

- Yes a. Applications or Multi-phase Applications that will redevelop physically or functionally obsolete housing as evidenced by proposals involving:
  - i. Full or partial demolition of the existing project, with new construction that includes tax credit only units and/or market rate units;

- ii. Full or partial demolition of the existing project, with new construction;
- iii. Choice Neighborhoods Implementation grant that HUD has awarded to the subject property; or
- iv. Projects where a majority of the units have been approved for demolition or disposition under

No b. Applications that are part of a comprehensive neighborhood revitalization plan such as:

- i. Choice Neighborhoods Planning grant;
- ii. Promise Zones; or
- iii. Locally recognized neighborhood revitalization plan, as evidenced by a letter of support from the City or County government describing the commitment and backed by significant state or local financial investments (existing or committed) in the community.

No c. Applications that the PHA believes to be in imminent danger of losing financing if they are not provided a CHAP (e.g. as evidenced by a 9% tax credit award)

**Section 4: Required Attachments**

**The Following Must Be Attached as Part of Your Electronic Application:**

- Yes      Excel-based "Application Form"
- Yes      Board Approval (Signed PDF of Application Form. See below)
- Yes      Summary of Resident Comments and PHA Responses
- Yes      PIC Development Profile and Summary Screen Shot
- No       Evidence of eligibility for HOPE VI project
- No       Evidence of PHA to Administer PBV Contracts (on PHA letterhead)
- No       Evidence of Priority Category Eligibility
- No       Mixed-finance Affidavit
- Yes      Multiphase Worksheet
- No       [Portfolio Application \(available at www.hud.gov/radapplication-materials\)](http://www.hud.gov/radapplication-materials)
- No       Many-to-One Worksheet

*The 5 attachments indicated 'Yes' above must be included in your electronic application package.*

**Section 5: Certification and Board Approval**

*Complete the fields below for the signature, print this form, sign on the line provided below under the certification, and submit a PDF along with the Excel-based Application*

Print Name of Authorized Signator: \_\_\_\_\_

Print Title of authorized signator: \_\_\_\_\_

Date: \_\_\_\_\_

I hereby certify to the following: (1) that I have the requisite authority to execute this application on behalf of the PHA; (2) that HUD can rely upon this certification in evaluating the Application, (3) that I acknowledge that I have read and understand Notice PIH-2012-32 (HA) H-2017-03, REV-3 (the "Notice"), which describes the Rental Assistance Demonstration (RAD) (the "Program"), and agree to comply with all requirements of the Program or Notice; (4) that all materials submitted in association with the application are accurate, complete and not misleading; (5) that, if selected for award, the owner will comply with the fair housing and civil rights requirements at 24 CFR 5.105(a) (general requirements) and will affirmatively further fair housing; (6) that there are no debarments, suspensions, or Limited Denials of Participation in Federal programs lodged against the applicant, PHA Executive Director, Board members, or affiliates; and (7) that this Board Approval Form has been approved by the Board of Commissioners on the date noted below

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 USC Sections 1001, 1010, 1012; 31 USC Sections 3729, 3802)