

## **Attachment 1**

### **HATM 2021 Annual Year Plan**

The Housing Authority of the Town of Manchester (HATM) has been awarded a Commitment to enter into a Housing Assistance Payment (CHAP) to participate in the Rental Assistance Demonstration (RAD) program. The HATM intends to blend RAD, Section 18, as well as related repositioning programs, including, but not limited to, Streamlined Voluntary Conversion as it converts its public housing portfolio to Project Based Vouchers as per PIH Notice 2012-32, REV-1, REV-2, REV-3 PIH 2019-23 REV-4 and Joint Housing PIH Notice H-2019-09, and any successor Notices.

Upon conversion to Project Based Vouchers, HATM will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2019-23, REV-4; and Joint Housing PIH Notice H-2019-09 and any successor Notices.

These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, HATM certifies that HATM is currently compliant with all fair housing and civil rights requirements.

- HATM is submitting applications to convert 100% of its public housing units (317 units) to project-based vouchers (PBV) through RAD, Section 18, and related repositioning programs, including, but not limited to, Streamlined Voluntary Conversion (See Tables).
- There are no changes planned in the number of units and no changes in bedroom distribution.
- HATM 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.
- HATM intends to remain in full compliance of Attachment PIH-2019-23 REV-4 and any successor notices as it pertains to waiting list preferences, Resident Rights, and Participation, Tenant Protections for residents. Additionally, HATM will remain in full compliance with Tenant Protections as outlined under PIH Notice PIH 2019-08.
- Prior to conversion the HATM 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 their conversion, the HATM is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD and related repositioning programs -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 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 conversion;
- d. Changes to the financing structure for each approved conversion;
- e. Potential for additional development projects.
- f. Potential to issue additional project-based vouchers for future development projects.

RAD, Section 18, and related repositioning programs were designed by HUD to assist in addressing the capital needs of public housing by providing HATM with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the HATM's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of RAD and related repositioning programs, and that HATM may also borrow funds to address its capital needs. If necessary, HATM will also be contributing Operating Reserves and Capital Funds towards the conversion.

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

Development Name Mayfair Gardens	Development ID CT026000001	Conversion Type PBV	Transfer of Assistance NONE
Total Units 110	Pre-Conversion Unit Type General Occupancy-34 Elderly Disabled-76	Post- Conversion Unit Type General Occupancy-34 Elderly Disabled-76	CFP Alloc. \$1,026,862
Bedroom Type	Number of Units Pre- Conversion	Number Units Post- Conversion	Post conversion change in units or bedroom type
Studio/Efficiency	52	52	No Changes
One Bedroom	24	24	No Changes
Two Bedroom	4	4	No Changes
Three Bedroom	30	30	No Changes
Four Bedroom	0	0	No Changes
Five Bedroom	0	0	No Changes
Six Bedroom	0	0	No Changes

Development Name	Development ID	Conversion Type	Transfer of Assistance
Westhill Gardens	CT026000002	PBV	NONE
Total Units 207	Pre- Conversion Unit Type General Occupancy-8 Elderly Disabled-199	Post- Conversion Unit Type General Occupancy-8 Elderly Disabled-199	CFP Alloc. See CT026000001
Bedroom Type	Number of Units Pre- Conversion	Number Units Post- Conversion	Post conversion change in units or bedroom type
Studio/Efficiency	29	29	No Changes
One Bedroom	130	130	No Changes
Two Bedroom	40	40	No Changes
Three Bedroom	8	8	No Changes
Four Bedroom	0	0	No Changes
Five Bedroom	0	0	No Changes
Six Bedroom	0	0	No Changes

CT026000002 also has 1 non-dwelling structure that will be removed from inventory with their conversion.

1. HATM is not under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision.
2. HATM certifies that their conversion complies with all applicable site selection and neighborhood reviews standards and that all appropriate procedures have been followed.
3. As part of this conversion HATM shall notify the public that the current and future Capital Fund Program Grants Budgets, will be reduced as a result of any projects converting. The HATM 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.

