



RENTAL ASSISTANCE DEMONSTRATION (RAD) AND SECTION 18 CONVERSION

Sacramento Housing & Redevelopment Agency will convert and reposition its housing portfolio from the Public Housing program to a more sustainable Section 8 platform. This approach involves converting public housing properties with 5+ units through the Rental Assistance Demonstration Program (RAD) and public housing properties with 4– units through the Section 18 Disposition Program.



Edgewater Apartments

RAD PROJECT FINANCING

- Target 4% credits for all projects & 9% for added benefit as feasible
- Supportable debt
- PHA Capital Funds to address funding gaps
- Revenue from projects with no gap financing to help finance others

PHASING OF RAD AND SECTION 18 CONVERSION

SITE	Priority	UNITS
RAD Pilot Properties	1	124
Section 18 Properties	2	215
Edge Water	3	108
Central City (K Street, Capitol Terrace, Pine Knoll)	4	223
Sun River	5	281
Marina Vista	6	383
Oak Park—Phase 1	7	33
Oak Park—Phase 2	8	90
Meadow Commons	9	126
Pointe Lagoon	10	153
Rio Garden	11	196
The Mill	12	153
Alder Grove	13	360

PROJECT PRIORITIES

1. Implement Pilot RAD Project of 6 Senior and Family public housing sites
2. Bolster strong resident engagement through RAD Consortium and resident outreach throughout properties
3. Pursue property stabilization efforts consistent with HUD standards and approved development guiding principles.



Marina Vista