



Rental Assistance Demonstration (RAD) Final Notice Overview

August 8, 2012



CURRENT CHALLENGES



Public Housing

- Capital repair needs in excess of \$25.6B across portfolio, or \$23,365/unit
- Section 9 funding platform unreliable (pro-rations, cuts), inhibits access to private debt and equity capital (declaration of trust)
- Losing 10,000-15,000 hard units/year

Section 8 Moderate Rehabilitation (Mod Rehab)

- Cannot renew on terms needed to secure financing

Rent Supplement (Rent Supp) & Rental Assistance Payment (RAP)

- No option to renew when contracts expire



LEGISLATIVE HISTORY



- **February 2010:** FY11 Budget requests \$350M for Transforming Rental Assistance (TRA) initiative
- **May 2010:** “Preservation, Enhancement, and Transformation of Rental Assistance Act of 2010” (PETRA) - Administration’s bill
- **December 2010:** “Rental Housing Revitalization Act” (RHRA) introduced by Rep. Ellison and co-sponsors
- **February 2011:** FY12 Budget requests \$200M for a “Rental Assistance Demonstration” (RAD)
- **August 2011:** RAD language submitted as “Technical Drafting Service” (TDS) to Rep. Ellison, Rep. Bachus, and Sen. Shelby
- **November 2011:** FY12 Appropriations minibus authorized RAD



KEY RAD GOALS



- Build on the proven Section 8 platform
- Leverage private capital to preserve assets
- Offer residents greater choice and mobility



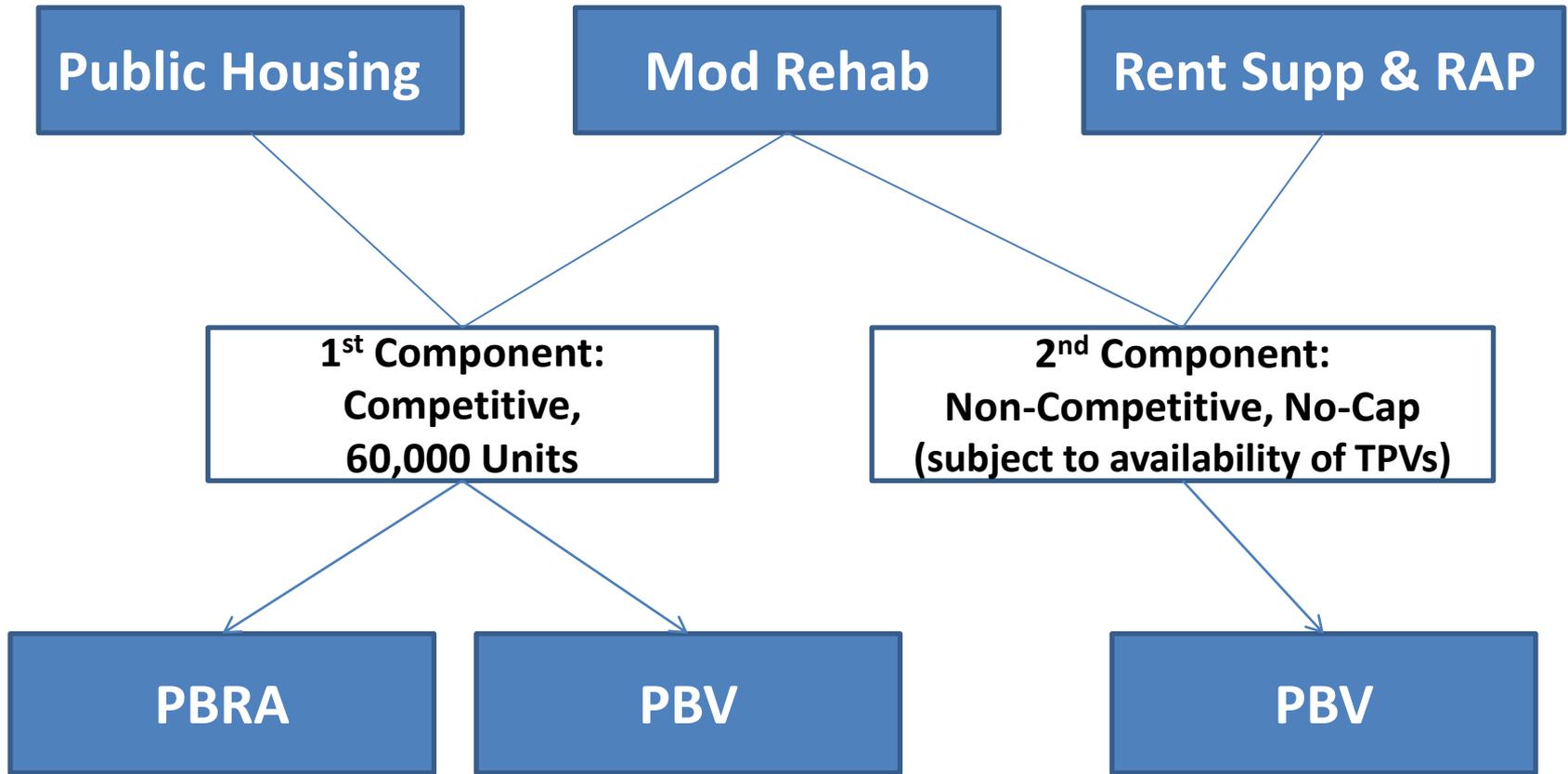
RAD AUTHORITY



- Authorized in Consolidated Further Continuing Appropriations Act of 2012 ([Public Law 112-55](#))
 - Initial program rules outlined in PIH Notice 2012-18 (3/8/12)
 - Over 100 comments received
 - HUD’s response to public comments on RAD website
 - Final program rules outlined in PIH Notice 2012-32 (7/26/12)
- Allows public housing and certain at-risk multifamily legacy programs to convert to long-term Section 8 rental assistance
- Two Components
 - 1st Component, *Competitive*: Public Housing & Mod Rehab
 - 2nd Component, *Non-competitive*: Mod Rehab, Rent Supp, & RAP



RAD CONVERSION ELIGIBILITY





1ST COMPONENT



- Public Housing & Mod Rehab
- Can compete to convert assistance to:
 - Project-Based Rental Assistance (PBRA) or
 - Project-Based Vouchers (PBV)
- Cap of 60,000 units (applications must be received by 9/30/2015)
- Convert at current funding only
- Choice-Mobility, with limited exemptions
- Extensive waiver authority to facilitate conversion
- Initial application period: September 24 – October 24, 2012



2ND COMPONENT

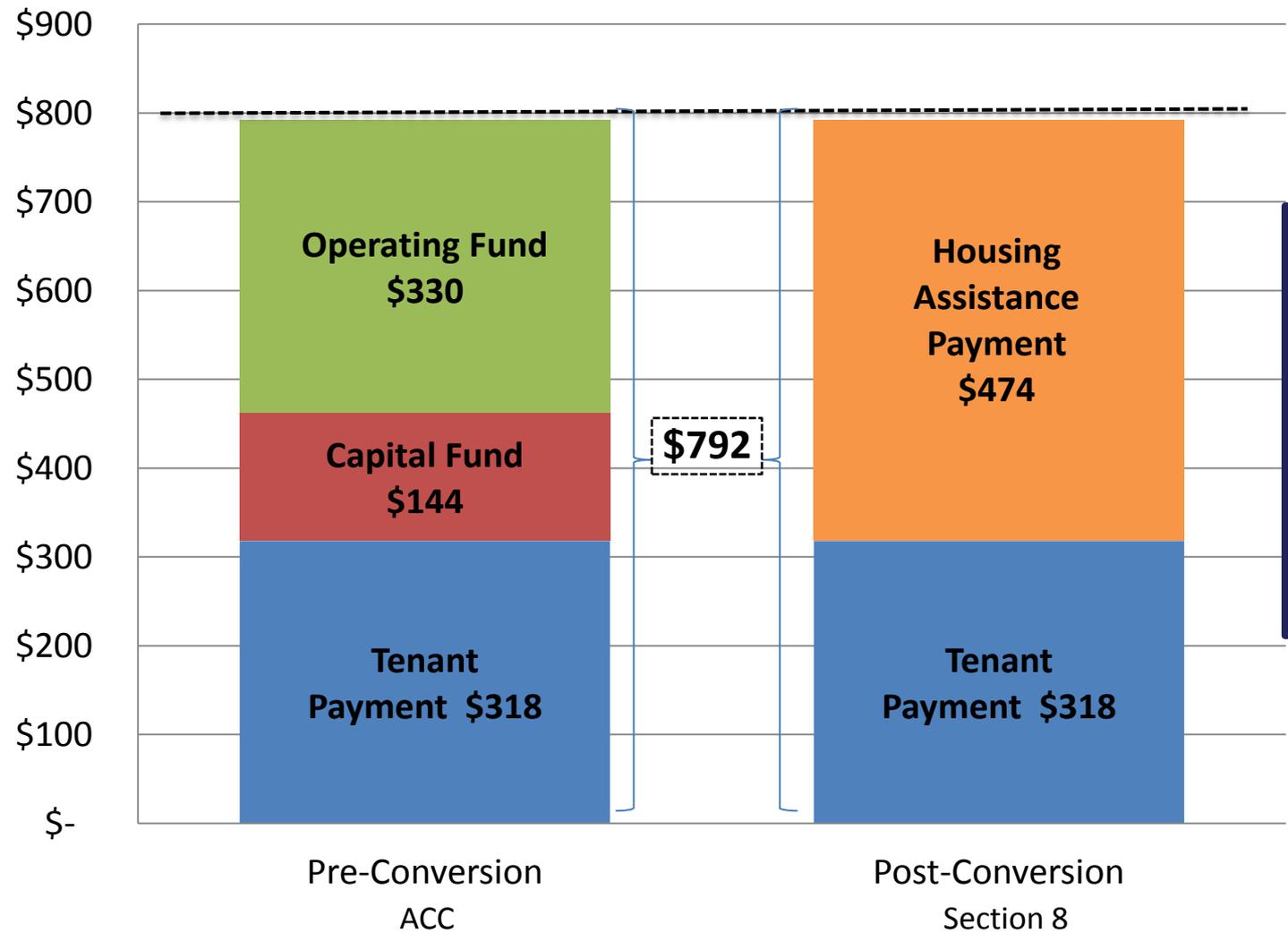


- Mod Rehab, Rent Supp & RAP
- Upon contract termination/expiration, convert Tenant Protection Vouchers (TPVs) to PBVs
- No cap, but subject to availability of TPVs
- Choice-Mobility requirement per PBV program rules
- Limited waiver authority to facilitate conversion
- Prospective conversion authority through 9/30/2013
- Retroactive conversion authority back to 10/1/2006 (convert by 9/30/2013)



PUBLIC HOUSING CONVERSION RENT LEVELS

Sample Public Housing Conversion Per Unit Monthly (PUM)



At conversion, PHAs will convert funding to a Section 8 contract rent.





KEY PROGRAM PROVISIONS: 1ST COMPONENT



Provision	Requirement	
	Public Housing	Mod Rehab
Application Pools	4 Census Regions, by PHA size; 58,750 total units	4 Census Regions, by Mod Rehab size; 1,250 total units
Application Ranking Factors	<ul style="list-style-type: none"> • Capital Needs • Choice-Mobility • Green Building • Priority Project 	Same
Ownership/Control	Public or non-profit ownership or control, except to facilitate tax credits, or, in foreclosure, bankruptcy, termination for cause, wherein project disposed first to capable public entity, then other capable entities as determined by Secretary	N/A
Initial Contract Term	<ul style="list-style-type: none"> • PBRA – 20 years • PBV – 15 years (20 with approval of voucher agency) 	Same
Initial Contract Rents	<ul style="list-style-type: none"> • PBRA – Lower of a) current funding, or b) 120% of FMR (less utility allowance); except where current funding is below market, wherein rent is limited to 150% of FMR • PBV – Lower of a) current funding, b) 110% of FMR (less utility allowance), or c) reasonable rent 	Same



KEY PROGRAM PROVISIONS: 1ST COMPONENT

Continued

Provision	Requirement	
	Public Housing	Mod Rehab
Capital and Operating Funds	Can be used in financing structure	N/A
Contract Rent Adjustments	Annually via Operating Cost Adjustment Factor (OCAF)	Same
Contract Renewal	Secretary shall offer and PHA shall accept renewals of such terms as provided in PBV and PBRA programs	<ul style="list-style-type: none"> •PBRA – if owner requests, Secretary renews per MAHRA terms •PBV – per normal PBV rules (up to 15 years)
Use Agreement	Long-term use agreement extended with each contract renewal	N/A
Resident Choice-Mobility	<ul style="list-style-type: none"> • PBRA – Required after 2 years with PHA option of 15% project cap and 1/3 voucher turnover cap; good-cause exemption for up to 10% of conversions • PBV – Per normal PBV rules 	Same
PBV Inventory Limitation	Exempt from 20% limitation	Same





KEY PROGRAM PROVISIONS: 1ST COMPONENT

Continued



Provision	Requirement	
	Public Housing	Mod Rehab
PBV Income Mixing	Raised to 50% per property; May go up to 100% if qualified for exemption	Same
PBV Competitive Selection of Owner Proposals	Waived	Same
PBRA Limitations on Distributions	Waived	N/A
No Rescreening at Conversion	Required	Same
Resident Consultation	Required	Same
Recognition of Legitimate Resident Organizations	Required	Required for PBRA
Resident Participation Funding	Continued at \$25 per occupied unit annually	N/A
Resident Procedural Rights under Section 6 of 1937 Act	As conveyed under Section 6 of 1937 Housing Act	N/A
Davis Bacon Act and Section 3	Required for initial repairs	N/A



PUBLIC HOUSING RESIDENT PROVISIONS



- Resident Notification Prior to and During Conversion
- No Rescreening of Residents at Conversion
- One-for-One Replacement
 - Must convert all or substantially all units in covered project
- Family Self-Sufficiency (FSS) & Resident Opportunities and Self-Sufficiency (ROSS)
 - FSS & ROSS participants may continue in programs
- Resident Participation & Funding
 - PHAs must recognize legitimate tenant organizations
 - PHAs must provide \$25 per occupied unit annually for resident participation per current Public Housing program rules
- Resident Procedural Rights
 - Consistent with Section 6 of the 1937 Housing Act



KEY PROGRAM PROVISIONS: 2ND COMPONENT

Mod Rehab, Rent Supp, & RAP

Provision	Requirement
Initial Contract Term	15 years
Initial Contract Rents	Per normal PBV rules
Contract Rent Adjustments	Annually per normal PBV rules
Contract Renewal	Per normal PBV rules (up to 15 years)
Resident Choice-Mobility	Per normal PBV rules
PBV Inventory Limitation	Exempt from 20% limitation
PBV Income Mixing	Raised to 50% per property; May go up to 100% if qualified for exemption
PBV Competitive Selection of Owner Proposals	Waived
Resident Consultation	Required





KEY PROGRAM PROVISIONS: 2ND COMPONENT

Rent Supp & RAP Eligibility

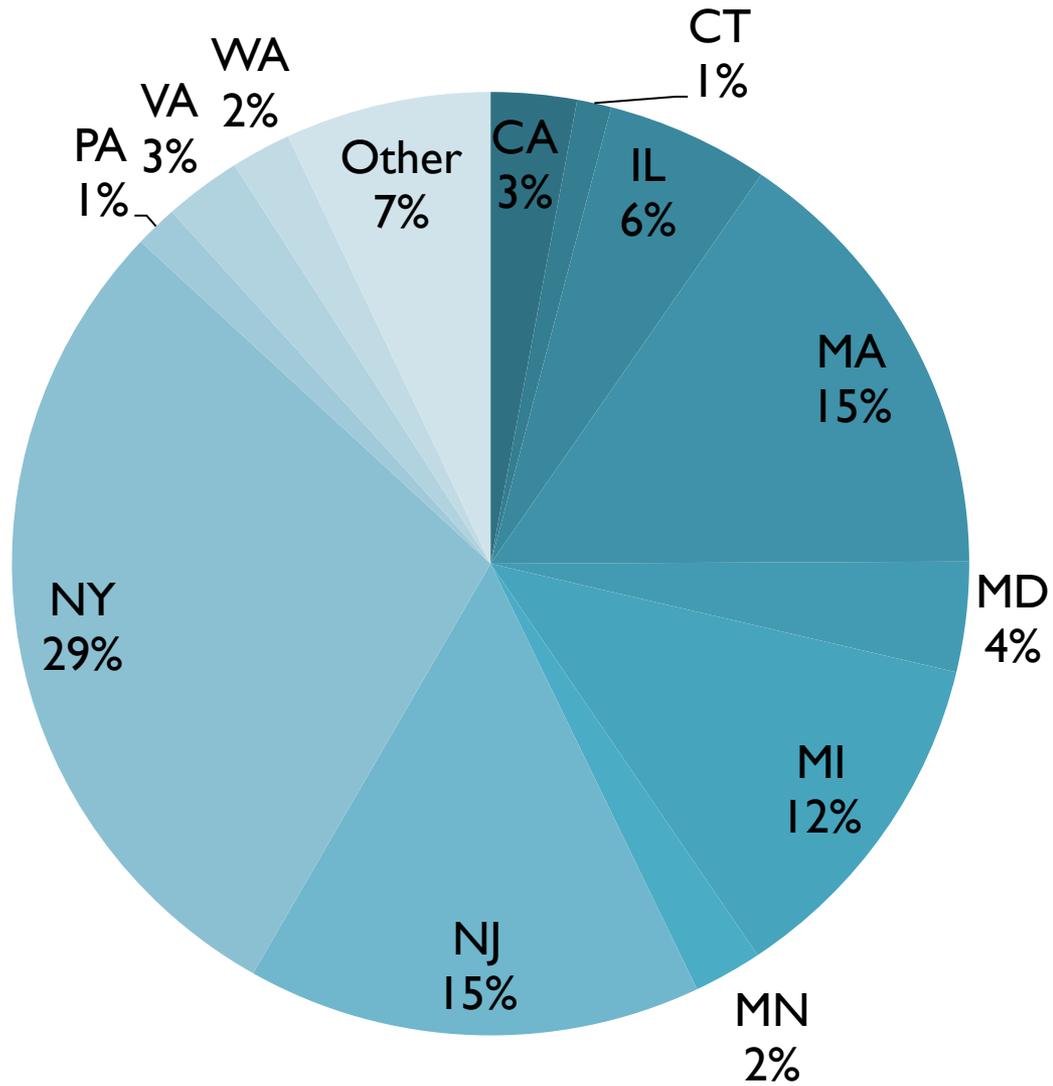


	Requirement	
	Prospective	Retroactive
Eligible Properties	<ul style="list-style-type: none"> • Active Rent Supp or RAP contract • Contract expires or terminates by 9/30/2013 • If expiration is FY14 or later, HUD will accept and prioritize by date a letter of interest from owner subject to available funds 	<ul style="list-style-type: none"> • Previously received Rent Supp or RAP assistance • A triggering event (contract termination due to prepayment or contract expiration) occurred on or after 10/01/2006 • Vouchers were provided to residents of the property as a result of the triggering event
Eligible Units	<ul style="list-style-type: none"> • Rent Supp or RAP contract units: Original contract units occupied in 24 months prior to contract expiration or termination • Unassisted: Eligible in RAD conversion if EVs would be provided to unassisted residents due to qualifying preservation-eligible mortgage prepayment 	<ul style="list-style-type: none"> • Units occupied by income-eligible households with TPVs from mortgage prepayment or contract expiration



GEOGRAPHY OF RENT SUPP & RAP PROPERTIES

Highly Concentrated in a Few States





APPLICATION SNAPSHOT



Rental Assistance Demonstration (RAD) Public Housing Program Application U.S. Department of HUD, Form HUD-5260 (DRAFT)
Office of Public Housing, Office of Multifamily Housing

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.

CA2010001
Development Number

Name of Development ?

Annandale Housing Authority
Public Housing Agency (PHA) Name

123456789456
Data Universal Numbering System (DUNS) #

Anthony Bond
Executive Director

999-999-9999
Telephone Number

abond@aha.org
Email

Section 2: Background Information on the PHA and the Project
Enter the requested contact information and complete the below questions regarding the project.

PHA Contact Name ? Title Telephone Number Email

Type of Conversion: ?

Is this Project an existing Mixed Finance Project ?

Do you want to designate this project as your PHA's priority project? ?

Review the below table of project unit counts, by bedroom size, per the PIC data extract as of 06/01/12

PIC Bedroom Distribution							Total Units	Average Bedroom per Unit
0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR		
0	0	28	25	0	0	0	53	2.47

Is the above PIC information correct? ? Yes *Stay to proposed post-RAD-conversion unit distribution.*

Actual Bedroom Distribution (PIC corrected)							Total Units	Average Bedroom per Unit
0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR		
							0	

Enter the date corrected or PIC ticket created (MM/DD/YYYY) **01/01/2012**

Proposed Post-RAD-Conversion Unit Distribution. Below, show the mix of units that you have proposed to convert, as well as other dwelling units at the project

0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Total Units

Under the 1st Component, PHAs and owners will complete an Excel-based application, a draft of which is posted on the RAD website.



KEY DATES



1st Component (Public Housing & Mod Rehab)

Initial Application Window Opens	9/24/2012
Initial Application Window Closes	10/24/2012
Public Housing Ongoing Application Window Opens	10/25/2012
Initial CHAP Awards	10/2012

2nd Component (Mod Rehab, Rent Supp, & RAP)

Rent Supp/RAP Requests for Conversions Under Interim Authority	3/8/2012
Rent Supp/RAP/Mod Rehab Requests for Conversions Under Final Notice	7/26/2012



RAD WEB PAGE

RAD Notice, application materials, and additional resources can be found at

www.hud.gov/rad

Email questions to rad@hud.gov

