



# What are PHAs Seeking?

**Gregory A. Byrne**

**Kathleen Foster**

**RAD Network Partners Workshop**

**August 28, 2013**



# WHAT DO WE GET OUT OF RAD?

- More stable funding platform
- Raise debt/equity to meet capital needs
- Simplifying/streamlining subsidy administration
- Unrestricted cash flow and use of developer fees and excess proceeds
- Level playing field with other affordable housing developers
- Prestige/recognition for being industry leader





# WHAT ARE WE WORRIED ABOUT?



- How will we continue to support central office?
- How will we continue to fund on-site staff?
- Who owns/controls the properties?
- What's the role of the Board?
- Why convert if not the whole inventory?
- Why would we want to assume long-term debt including guarantees and risk of foreclosure?
- Why take on tax credits? How can we be sure I'll get the properties back in year 15?



# BUILDING THE RAD NETWORK

## RAD Website - New Section for RAD Network Partners

- PHA Profiles
- RAD Inventory Assessment State-by-State Summary
- Mod Rehab Inventory Listing
- Re-tooled [www.radcapitalmarketplace.com](http://www.radcapitalmarketplace.com)
- Templates for Portfolio, Phased, Bundled Rent Applications

