

RAD Conversions for Mod Rehab / Mod Rehab SRO Projects

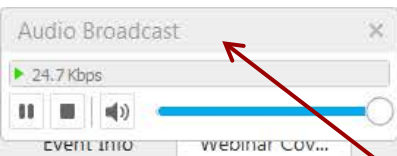
Tips for Keeping Your Conversation on Track

Leigh A. Poltrock— Pepper Hamilton LLP

Pepper Hamilton LLP
Attorneys at Law

September 25, 2018

Audio

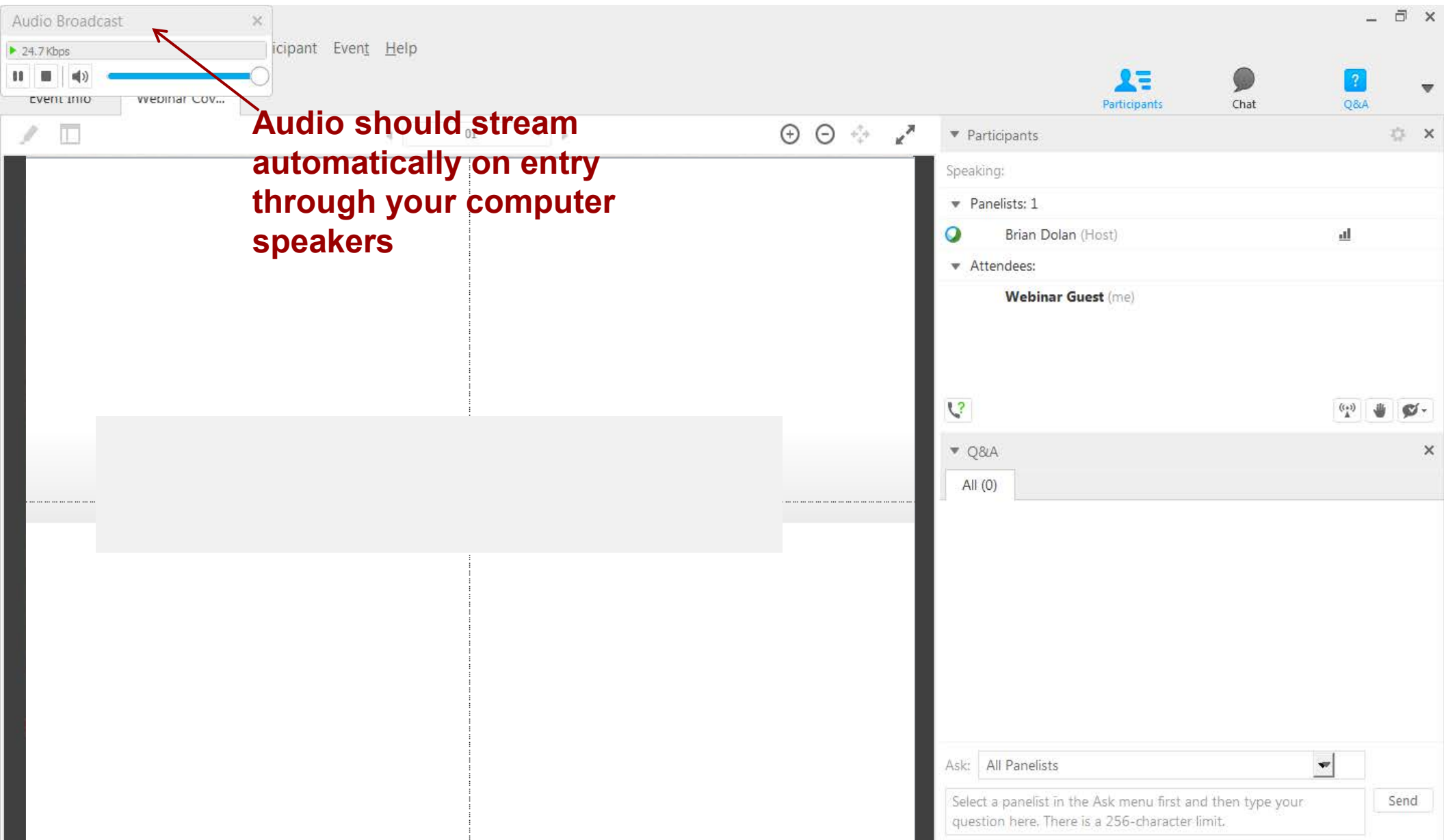


Audio Broadcast

24.7 Kbps

Event Info Webinar Cov...

Audio should stream automatically on entry through your computer speakers



Participant Event Help

Participants Chat Q&A

Participants

Speaking:

Panelists: 1

Brian Dolan (Host)

Attendees:

Webinar Guest (me)

Q&A

All (0)

Ask: All Panelists

Select a panelist in the Ask menu first and then type your question here. There is a 256-character limit.

Send

Audio

The screenshot displays the Cisco WebEx Event Center interface. At the top, the title bar reads "Cisco WebEx Event Center" with a menu bar containing "File", "Edit", "View", "Communicate", "Participant", "Event", and "Help". Below the menu bar, there are tabs for "Event Info" and "Webinar Cov...". The main content area is mostly obscured by a large grey redaction box. A red text overlay in the upper left of the main area reads: "If you cannot stream audio, click phone icon and a phone number will be sent to you". A red arrow points from this text to a phone icon in the "Participants" panel on the right. This panel shows a list of participants: "Speaking:" with "Panelists: 1" (Brian Dolan (Host)) and "Attendees:" with "Webinar Guest (me)". Below the participants list is a "Q&A" section with "All (0)" questions. At the bottom of the interface, there is a "Send" button and a "Connected" status indicator.

Event Info | Webinar Cov... x

File Edit View Communicate Participant Event Help

Participants Chat Q&A

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Send

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Audio Connection

I Will Call In

Call Using Computer

[Test computer audio](#)

Q&A

Cisco WebEx Event Center

File Edit View Communicate Participant Event Help

Event Info Webinar Cov... x

01

Participants Chat Q&A

Participants

Speaking:

Panelists: 1

Brian Dolan (Host)

Attendees:

Webinar Guest (me)

Q&A

All (0)

Ask: All Panelists

Type question here... Send

Connected

Send us questions

Download PPT Slides

The screenshot displays the Cisco WebEx Event Center interface. At the top, the title bar reads "Cisco WebEx Event Center". Below it is a menu bar with "File", "Edit", "View", "Communicate", "Participant", "Event", and "Help". The "File" menu is highlighted in blue. A red arrow points from the text "Click 'File'" to the "File" menu item. The main content area shows a slide titled "Pepper Hamilton Webinar". To the right, there is a sidebar with several sections: "Participants" (showing "Speaking:" and "Panelists: 1" with "Brian Dolan (Host)"), "Attendees" (showing "Webinar Guest (me)"), "Q&A" (showing "All (0)"), and a "Send" button. The bottom right corner shows "Connected" with a green dot.

File Edit View Communicate Participant Event Help

Event Info Webinar Cov... x

01

Click 'File'

Pepper Hamilton Webinar

Participants

Speaking:

Panelists: 1

Brian Dolan (Host)

Attendees:

Webinar Guest (me)

Q&A

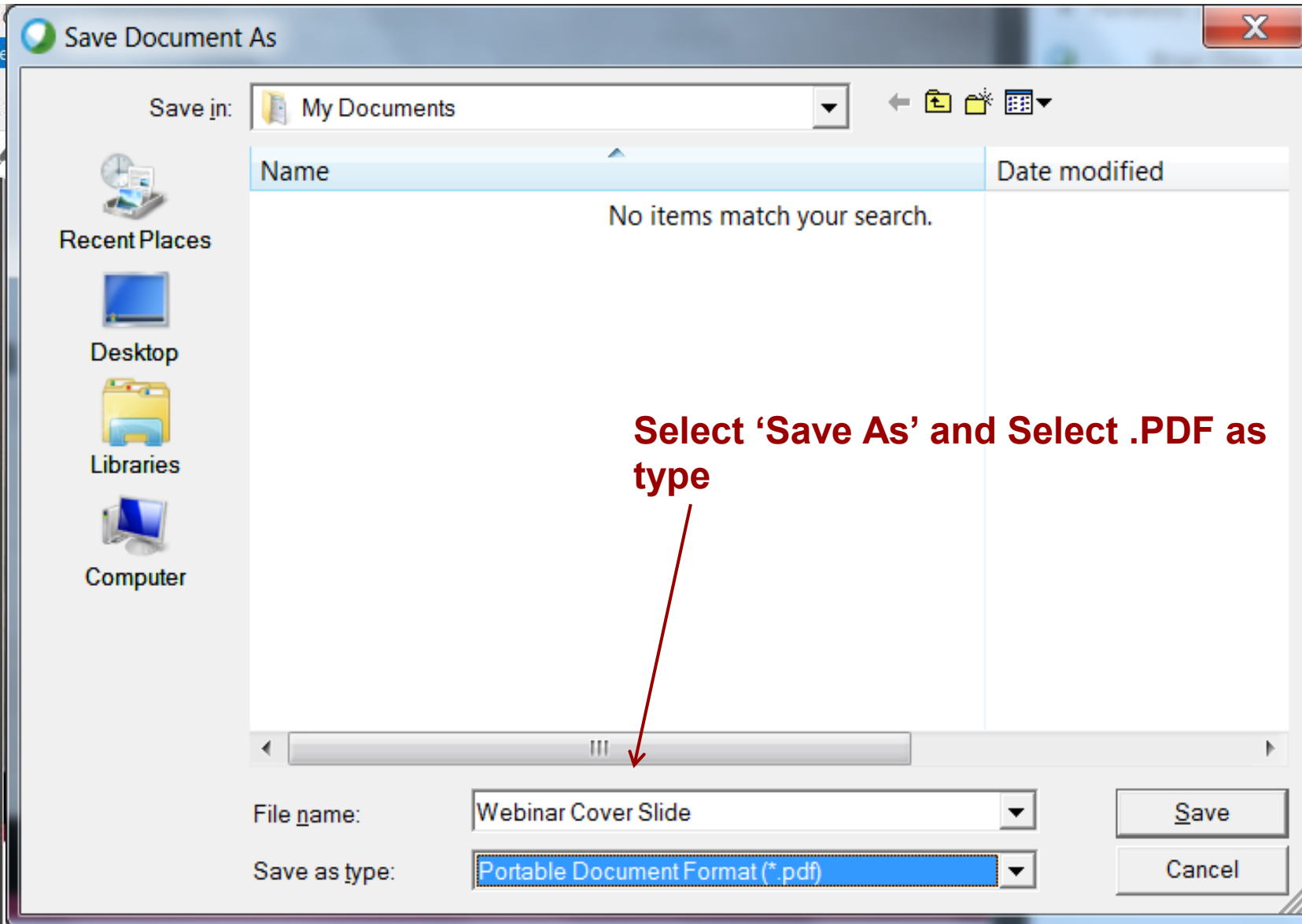
All (0)

Ask: All Panelists

Type question here... Send

Connected

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Select 'Save As' and Select .PDF as type

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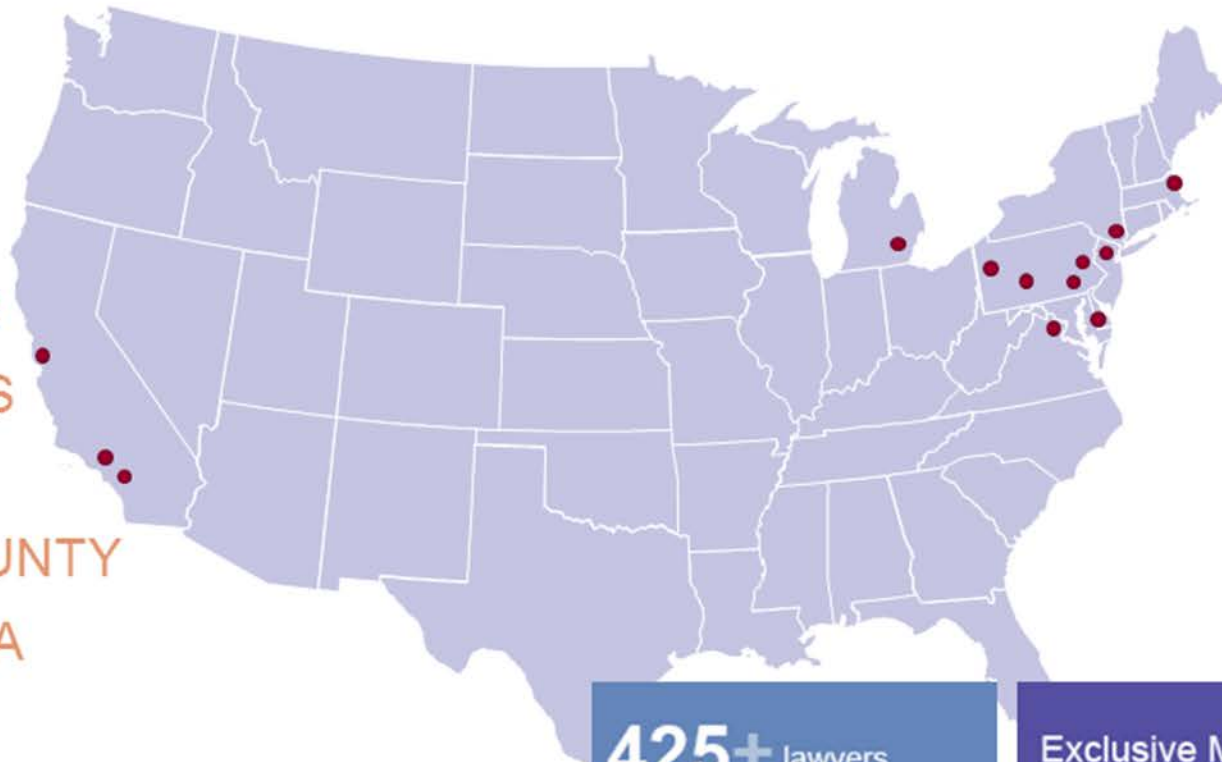
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We will be starting at 1pm ET. There is currently no audio until we start.

Leigh A. Poltrock

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- ▶ Concentrates her practice on multifamily affordable housing development and the administrative, regulatory, litigation and general corporate matters that arise in connection with these projects
- ▶ Practice includes the representation of developers and public housing authorities in the financing and development of affordable multifamily and single-family housing, including mixed-finance developments and acquisition rehabilitation financing utilizing a variety of funding sources, including Low Income Housing Tax Credits, the Rental Assistance Demonstration (RAD) program, HOME and CDBG funds, public housing and Section 8 funding sources, HUD-insured loans, tax-exempt bonds, state housing finance agency loan funds, and conventional financing.



How do we get started?

- Initial Interest Form
 - completed & submitted electronically via www.radresource.net
- Assignment to a Reviewer/Transaction Manager
- Kickoff call

Good Standing

- Mod Rehab owners must be in good standing with both HUD and the Contract Administrator
 - establish a history of compliance with program and contractual requirements (including maintaining units in compliance with all requirements)
 - deficiencies need to be corrected

Long Lead Time Deliverables

RAD Capital Needs Assessment

- ❖ report must be less than 6 months old & must include a 20-year reserve schedule
- ❖ CNA e-Tool
 - *note – RAD transactions using MAP (HUD-FHA insured mortgage financing) must follow the procedures for CNAs outlined in the 2016 MAP Guide. All other RAD transactions follow the CNA procedures described by the RAD Resource Desk
- ❖ Scope of Work will derive from the CNA (must match the budget too)

Long Lead Time Deliverables

Rent Comparability Study

- Required if converting to PBRA
- If proposing to use SAFMR instead of FMR all comps must be in same Small Area
- If requesting rents above 110% of FMR (but below 120% of FMR) need to provide justification that exception rents are needed

Long Lead Time Deliverables

Environmental Review

PBRA = Part 50 Review

PBV without FHA insured financing = Part 58 Review

PBV with FHA-insured financing = Part 50 Review

* See Attachment 2A to Rev. 3 of the RAD Notice

Don't Overlook . . .

2530

- For conversions to PBRA
- All principals must have Previous Participation Certification in the Active Partners Performance System (APPS)
 - ❖ owner entity
 - ❖ management entity

Don't Overlook...

Resident Notification & Comment Period

- use HUD form of notification letter
- issue no earlier than 5 – 7 days in advance
- suggest 2 sets of meetings
 - upon initial application
 - as you approach closing
- utilize sign in sheets
- 30 day comment period

Don't Overlook...

Expecting the Unexpected

- CNA/e-Tool issues
- Choice Mobility (if converting to PBRA)
- Zoning (if substantial rehab/new financing)
- don't underestimate time to secure financing

Questions & Answers

Thank you!

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