

# SMT/RECAP RAD Workshop

*RAD Workshop for small to medium PHAs*

Is RAD a good option for your PHA? Explore the myths and truths of converting to long-term Section 8 through RAD. This workshop is broken into four consecutive sessions. The end-goal is to educate small – medium PHAs on the pros and cons of public housing conversion in order to make a well-informed decision as to whether or not RAD is the best option for both the PHA and its residents.

## DAY 1

**1:00-3:15pm**

### **Overview of RAD – why all the hype?**

- Why are we here?
- What are all my options?
- End Goal
- Cornerstones of RAD: Resident Rights & Physical Condition of the Property
- Key considerations of RAD: Ownership/Control, PBRA vs PBV & Long-Term mission of the PHA

**3:30-6:00pm**

### **Steps in a Conversion Process**

- Feasibility: Section 18 Parameters
- Application: If you apply you can withdraw without being penalized- no commitment
- Financing Plan
- Closing

**7:00pm - ?**

**Dinner / Social Time (Dutch style)**

## DAY 2

**9:00 – 11:30am**

### **Challenges Facing Small PHAs**

- E-Tools: Pre-RAD pricing and procurement
- Small loans
- Pre-Development Activities/Expenses

**11:30 – 12:30pm**

**Lunch will be provided and served in the meeting room**

**12:30 – 2:00pm**

### **LIHTC seminar by Vantage Development**

- What is a Low-Income Housing Tax Credit (LIHTC)?
- How can LIHTC be valuable to my RAD transaction?
- Where do we start the LIHTC process?
- How to use Tax Credits to maximize our organization's resources?

**2:15 – 3:45pm**

### **Small PHA Panel on Successful Conversions**

- Jay Green / Moderator
- Susan Minor / Franklin Housing Authority
- Trent Ogilvie / Columbia Housing and Redevelopment Corporation

**4:00 – 6:00**

### **Question and Answer Session with RECAP**

**Advisors, Vantage Development and Panelists.**