



10 Key Takeaways

Setting Up for Success - Strategic Portfolio Planning

1. A RAD project may be defined in several different ways, including combining AMPs, splitting AMPs, and mixing and matching.
2. However a RAD project is defined by a PHA, HUD will evaluate whether it will be a single manageable, marketable entity.
3. There are several different types of conversion models: preserve, rehab, redevelop, and transfer of assistance.
4. A RAD conversion can involve many different types of financing sources, including only PHA funds (no outside financing).
5. It is important to decide either PBV or PBRA early in the RAD due diligence process.
6. It is important to weigh the pros and cons of self-developing and self-managing.
7. A PHA can combine Section 18 and RAD in one project.
8. There are several different approaches to using Section 18 on a property.
9. SAC must approve all uses of sales proceeds that a PHA may take from a RAD transaction.
10. Sales proceeds to PHAs may maintain their federal restrictions, depending on the use of funds.