



Rental Assistance Demonstration RADBlast!



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SPOTLIGHT ON FOXFIRE APARTMENTS

Foxfire Apartments is a 160-unit development in Jackson, MI that recently converted under the second component of HUD's Rental Assistance Demonstration (RAD). The conversion allowed the project to preserve its subsidy to maintain its affordability -- now in the form of a Section 8 Project-Based Voucher (PBV) contract -- and included a Section 236 Interest Reduction Payment (IRP) decoupling, and re-financing with an FHA 223(f) refinance loan. This also positioned the project to leverage a competitive 9% Low Income housing Tax Credits (LIHTC) allocation for making important repairs. We caught up with Mark Dominick, Michael Polsinelli, and Joseph Davis, staff in the Detroit HUD office, to talk about their experience in preserving this property through RAD. The [full interview](#) can be found on the RAD website.



2ND COMPONENT PIPELINE UPDATES

The Second Component of the Rental Assistance Demonstration (RAD) provides an opportunity for owners of properties with Rent Supplement, RAP, and Mod Rehab assistance to convert expiring rental assistance contracts to 15-year Project Based Voucher (PBV) contracts. The program allows owners to safeguard rental supports for vulnerable residents, and to harness financing to make repairs and improve projects. We are pleased to provide another update on Second Component conversions under RAD.

To date, we have received 53 applications, totaling close to 6,000 units. Of the applications received: 16 projects have reached closing (signing of a PBV HAP contract with the administering PHA), preserving 1,723 units across seven states, while HUD has approved another 23 applications representing 2,714 PBV units. The remaining projects are currently under review. For the remainder of the fiscal year, HUD anticipates receiving another 15 applications, including applications from the five owners that were invited to apply off of the Letter of Interest queue.

To learn more about the RAD program including the Second Component visit our [website](#) and/or take a look at the [applications received](#) into the program through last month.

2ND COMPONENT DEADLINE



HUD only received authority to do Second Component conversions for Fiscal Years 2012 and 2013, which means the demonstration sunsets on September 30, 2013. Owners are advised that both the “triggering event” and the submission of a completed conversion requests must both occur by the sunset date. Importantly, per the RAD Notice, prospective Rent Supp and RAP conversion requests, including all the required tenant consultation information, must be submitted at least 60 days prior to the triggering event; for prospective Mod Rehab requests, material must be submitted at least 120 days prior to expiration. For retroactive conversion requests, complete applications can be submitted up to the sunset date; however, all owners should be advised that final approval will be subject to the availability of fiscal year 2013 Tenant Protection Funds. For more information on the RAD Notice please visit our [website](#).

RAD RESOURCE DESK FAQs

We would like to remind owners that HUD is continually updating the Frequently Asked Questions database that can be found on the RAD Resource Desk. Be sure to visit the Resource Desk as you prepare your submissions. _____

To join the RAD email list, please go [here](#).