



Rental Assistance Demonstration RADBlast!



HUD Publishes Revamped RAD Inventory Assessment Tool

HUD has updated and published the [RAD Inventory Assessment Tool](#), an Excel-based tool designed to help public housing agencies (PHAs) make a first-level assessment of properties in their inventory for potential conversion of assistance to long-term Section 8 contracts. The tool is designed for PHAs that are newly considering or re-considering RAD at RAD rents based on the FY 18 Appropriation levels. Following some basic inputs by the user, this tool uses each public housing property's "2018 RAD rents" and other pre-loaded property data to begin to structure an Income and Expense statement (or Operating Budget) as well as a Development Budget (Sources and Uses of funds) for each Asset Management Project (project) in a PHA's portfolio. The user can then modify any of the information supplied, or any of the assumptions or formulas, to perform more detailed 'what-if' analyses to test different financing strategies or unit mixes, including the "RAD/Section 18 blend" (where a portion of the units are placed under standard Project-Based Voucher (PBV) contracts) or other scenarios where PBV or other unit-types are used.

Inventory Overview for Lincoln Housing Authority						
PIC Development Number:	NE002000001		NE002000002		NE002000003	
Project Name:	Mahoney Manor		Hansen Scattered Sites		Arnold Heights - F39	
Section 1: Income and Expenses						
Total Units	120		149		51	
Weighted Avg # Bedrooms	0.52		2.95		2.96	
RAD Contract Rent (PCPI)	\$608		\$764		\$648	
Estimated Per Unit Rehab/Construction	\$0		\$36,000		\$16,000	
Financing Approach	No new financing		4% LIHTC w/Debt		Debt only	
Income and Expenses						
	Project	Per Unit/Year	Project	Per Unit/Year	Project	Per Unit/Year
Gross Potential Rents	\$875,210	\$7,293	\$1,347,608	\$9,044	\$396,637	\$7,777
Vacancy Loss	(\$26,258)	(\$219)	(\$40,428)	(\$271)	(\$11,899)	(\$233)
Bad Debt Loss	(\$17,504)	(\$146)	(\$26,952)	(181)	(\$7,983)	(156)
Other Income	\$14,400	\$120	\$17,880	\$120	\$6,120	\$120
Effective Gross Income	\$845,850	\$7,049	\$1,298,108	\$8,712	\$382,921	\$7,508
Operating Expenses	\$583,971	\$4,866	\$847,284	\$5,686	\$263,945	\$5,175
Replacement Reserve	\$60,000	\$500	\$74,500	\$500	\$25,500	\$500
Net Operating Income (NOI)	\$201,879	\$1,682	\$376,324	\$2,526	\$93,476	\$1,833
Debt Service	\$0	\$0	\$313,603	\$2,105	\$77,900	\$1,527
Cash Flow	\$201,879	\$1,682	\$62,721	\$421	\$15,576	\$305
Maximum Supportable First Mortgage						
	Total	Per Unit	Total	Per Unit	Total	Per Unit
20 Year Replacement Reserve	\$2,750,500	\$22,921	\$5,127,300	\$34,411	\$1,273,600	\$24,973
	\$1,200,000	\$10,000	\$1,490,000	\$10,000	\$310,000	\$10,000
Section 2: Property Units and Rents						
Section 3: Sources and Uses						
Section 4: Development Budget (Outputs)						

Thanks!
-The RAD Team

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