

The background features a dark blue gradient with several circular gauges and arrows. One large gauge on the left has a scale from 140 to 260. Other gauges are smaller and scattered across the scene. Arrows indicate various directions of movement or flow. The overall aesthetic is technical and futuristic.

ASSET REPOSITIONING

PURPOSE

- Address \$70+ Billion backlog of Public Housing capital needs
- Rehabilitate public housing using other sources of funding
 - Release Declaration of Trust (HUD-52190)
 - “The Authority shall ... develop, modernize or operate the Project in compliance with the Applicable Public Housing Requirements”
 - “The Authority ... shall remain seized of title to the Project and shall refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer of any kind of the Project, or any part thereof, or any rent, revenues, income, or receipts of the Project in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the ACC, as amended, or any interest in any of the same, except to the extent approved in writing by HUD, as otherwise authorized by the ACC, as amended”
 - “No transfer, conveyance, or assignment or release of this Declaration shall be made without the prior written approval of HUD”

BENEFITS FOR THE HOUSING AUTHORITY

- Remove obsolete or underperforming assets from public housing inventory
- Reduce regulatory burden (close out public housing program)
- Further the Housing Authority's mission by better serving families in the community

Is This Good for the **COMPANY**?

TYPES

- Section 18 Demolition/Disposition
- Section 22 Streamlined Voluntary Conversion for 250 units or less
- Rental Assistance Demonstration (RAD)
- AMP Consolidation

SECTION 18 DEMO/DISPO

- Purpose
 - Remove physically obsolete inventory
 - Help reposition public housing to a more sustainable financial platform
 - Access private capital
- Application submitted through PIC
- TPVs available to families (24-month lookback period)
- Asset Repositioning Fee (ARF) and Demo/Dispo Transition Funds (DDTF)
- Use of funds from private market sale: Section 8 or LIPH (can include PBV in LIHTC)

SECTION 18 DEMO/DISPO (CONTINUED)

- De Minimis Demolition
 - Lesser of 5 units or 5% of total public housing stock over 5 year period
 - Obsolescence is not required
 - HUD approval not required, however
 - Environmental review required
 - PIC application required (for inventory removal)

SECTION 18 DEMO/DISPO (CONTINUED)

- Disposition Justifications
 - Health & Safety (cannot feasibly mitigate)
 - Infeasible Operation (vacancy issues caused by market conditions)
 - Scattered site (non-contiguous, 4 or fewer units)
 - More efficient/effective (replacing with new units in a different location; 25% TPV)
 - Very Small Housing Authority (50 or fewer LIPH units)
 - Must close out LIPH program
 - May PBV units if remaining as rental housing (Housing Authority discretion) or provide TPVs
 - Must partner with Section 8 administering Housing Authority

SECTION 22 STREAMLINED VOLUNTARY CONVERSION FOR 250 UNITS OR LESS

- HUD will issue Tenant Protection Vouchers (TPV) for units occupied within the past 24 months from approval date
- Section 8 administering agency required if Housing Authority doesn't have one
- Can be project-based with informed, written tenant consent
- Use public housing funds on units prior to removal of Declaration of Trust or lose them (cannot be transferred to new, non-public housing units)
- Housing Authority **must** close out public housing program following transfer

RENTAL ASSISTANCE DEMONSTRATION (RAD)

- Conversion of public housing to PBV or Project-Based Rental Assistance (PBRA)
 - Maintains rental subsidies (through Section 8 or HUD Multifamily)
 - Releases Declaration of Trust
- Key Features
 - Must address all capital needs (immediate and 20-year projection)
 - No permanent displacement (right to return)
 - May transfer assistance (1 for 1)
 - May use in mixed-finance redevelopment. Housing Authority ownership/control required

RAD (CONTINUED)

- PBV vs PBRA
 - Cap on number of assisted units at 50% of project for PBV (with exceptions... there are always exceptions)
 - Rent limits at 110% of FMR for PBV; 120% of FMR for PBRA (as long as supported by current LIPH subsidy amounts)
 - PBV administered by Housing Authority (admin fees received) and owner acts as landlord; owner contracts directly with HUD for PBRA and submits voucher request through Tenant Rental Assistance Certification System (TRACS). HUD-50059s submitted
 - FDS submission through FASPHA for PBV; FASSUB submission for PBRA

PUBLIC HOUSING AMP CONSOLIDATION

- Combining multiple AMPS into one AMP
- Process for consolidation in PIC
- Housing Authority operations may have changed since HUD Asset Management was first implemented 15+ years ago
- Driven by desire to provide clarity for effective management oversight, efficiency of operations, simplicity of budgeting and reporting



SHOULD I CONSIDER ASSET REPOSITIONING AS PART
OF MY HOUSING AUTHORITY'S 5-YEAR PLAN?

What are the strategic & financial goals of your
Housing Authority?

The background is a dark blue gradient with a subtle pattern of white stars and faint, light blue technical diagrams. These diagrams include circular gauges with numerical scales (e.g., 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210) and arrows, suggesting a scientific or engineering theme. The text "THE END" is centered in a white, bold, sans-serif font.

THE END