

RAD Common Issues & Lessons Learned

1. PHAs do not have an accurate assessment of capital needs (e.g. the dichotomy between Capital Fund GPNA studies and the RAD RPCA)
2. But “I want to do a preservation deal with no repairs...”
3. Coordination of Environmental Site Assessment (ESA) & 24 CFR Part 50/58
4. Energy data collection and existing Utility Allowances (U/A)
5. Transfer of Assistance RPCA and UCB issues
6. Lack of property details / Inaccurate PIC data / Non-residential buildings
7. RPCA scope of work confusion for LIHTC 4% and 9% projects (+True-up)
8. Existing EPCs or CFFP
9. Municipality Involvement (pre and post conversion)
10. Change of funding/financing/assistance late in the conversion process