

Beginner's Guide to Public Housing Conversion under RAD

by Amy M. McClain

The Beginner's Guide to Public Housing Conversion under RAD, written by Amy M. McClain, began as a project of the American Bar Association's Forum on Affordable Housing and Community Development. The goal was to provide a helpful resource for attorneys, developers, lenders, investors, and public housing authorities investigating the benefits of the Rental Assistance Demonstration (RAD) program and how to navigate the program's requirements.

When public housing units are converted into Section 8 properties, they are removed from the public housing statutory and regulatory framework, and the owners can leverage the Section 8 assistance against other financing tools to generate the capital needed to make repairs or to develop new replacement units.

RAD is an evolving program with many complex requirements. Ms. McClain provides an overview of the rules and procedures that are currently in place in relation to the conversion of public housing units to Section 8 assistance.

Ms. McClain, a partner in Ballard Spahr's Real Estate Department, represents public housing authorities and affordable housing developers in mixed-finance transactions. Ms. McClain has closed several RAD and other affordable housing transactions involving a variety of funding sources, and is representing housing authorities and developers on multiple pending RAD conversions.