


## Analyzing Your Public Housing Portfolio for RAD Conversion

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Fresno Housing Authority

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Austin Housing Authority



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## The Repositioning of Public Housing in Fresno & Austin



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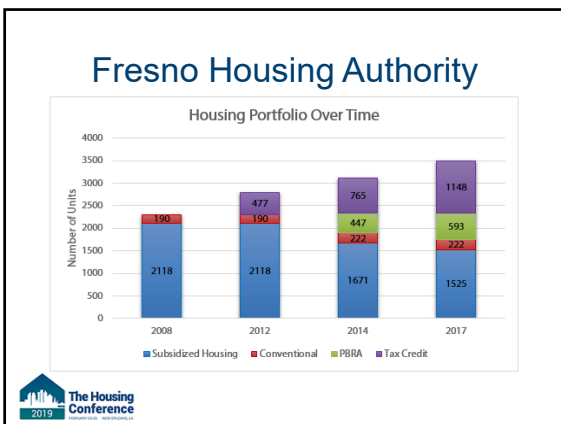
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### Austin Housing Authority

- **1,839 public housing units**
  - 1,517 converted to PBRA
  - 322 under CHAPs
  - >10,000 on WL
- **6,149 Vouchers**
  - >1,000 on WL
  - Choice Mobility started in December 2018




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### Austin Housing Authority

- **1,517 converted since Nov. 2016**
  - 457 units: 4% LIHTC rehabs
  - 40 units: 9% LIHTC
  - 1,0200 units: Debt/Light rehab
- **322 under CHAP**
  - 158 units: 9% LIHTC awarded or applied for
  - 164 units: Debt/Light rehab




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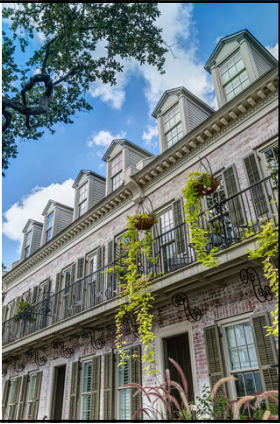
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Strategic Steps, Including Portfolio Analysis, Considered in Repositioning Public Housing

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### Purpose to Repositioning Public Housing

- Resident Outcomes
- Sustainability through Capital Investment
- Efficiencies in Management and Operations
- New Business Model



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### Preparing for Repositioning

- Strategic Plan
- Board Education
- Organizational Evaluation and Restructuring
- Stakeholder Input



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### Portfolio Analysis

- Physical Needs?
  - PHA Self-Assessment
  - 3<sup>rd</sup> Party Assessment
- Funding Sources Available?
  - PBRA or PBV Rental Income
  - LIHTC
  - CDBG/HOME
  - PHA Resources



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### Portfolio Analysis

- Resident Quality of Life
  - Required Resident Meetings
  - Additional Resident Involvement/Meetings
  - Relocation Options




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### Relocation

- Hard on Residents
- Expensive
- Compliance Requirements




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### PBRA vs. PBV

- Austin – Why we chose PBRA.




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Lessons Learned



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Lessons Learned - Austin

- Reach out to stakeholders early
- Assemble a great team with RAD experience
- Advise HUD Office of Recap of concerns/ complications early



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Lessons Learned - Austin

- Allow for extra staff for transition
- Conversion affects ALL departments
- Choose and begin work with PBRA software early



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## Lessons Learned - Fresno

- Operational Shift
- Post Repositioning Management
- Changes to Central Office
- Workforce Analysis and Retooling
- Lease Up Risks
- Staff Training
- Use Consultants Wisely



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## Outcomes - Fresno

- Financial Benefits
- Job Creation
- New/Improved Resident Programs
- Cultural Shift within the Agency
- Resident Outcomes
- Evaluation



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- Thank you!



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