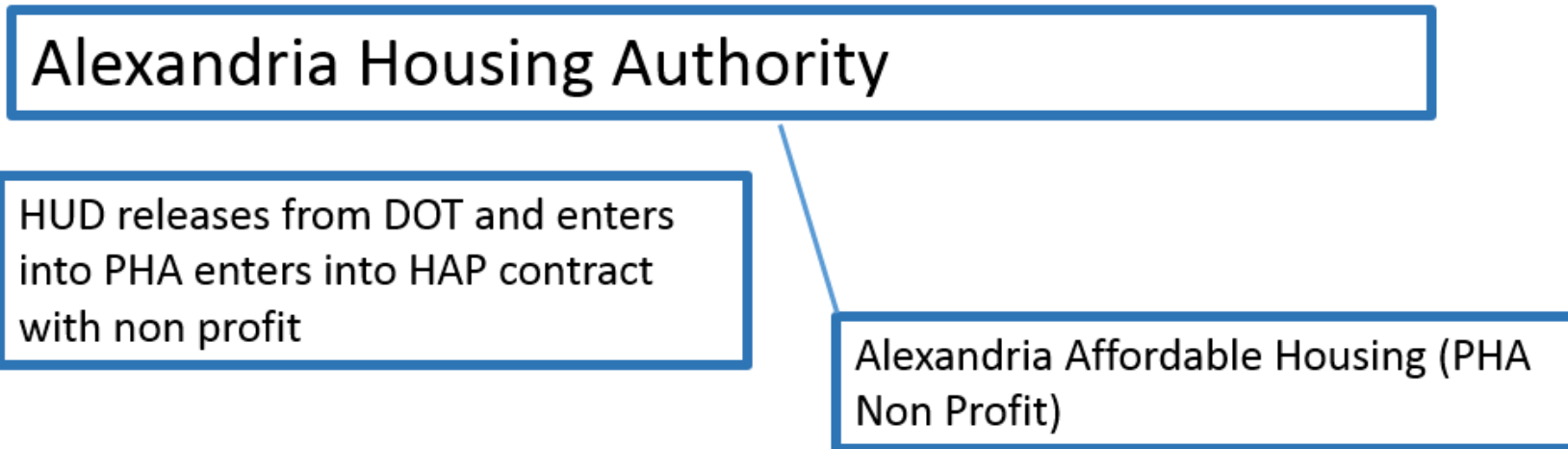


# RAD Ownership Options

# Ownership Options

- PHA can maintain ownership but released from DOT (but can't enter into HAP contract with self)
- PHA can transfer ownership to non profit  
(Allows PHA to enter into HAP contract with non profit)
- PHA can hold ground lease and sell to a for profit development entity  
(tax credits)
- PHA shall be part of ownership structure at new site

# RAD Org Chart for PHA funds or Debt Only



Example: Legacy

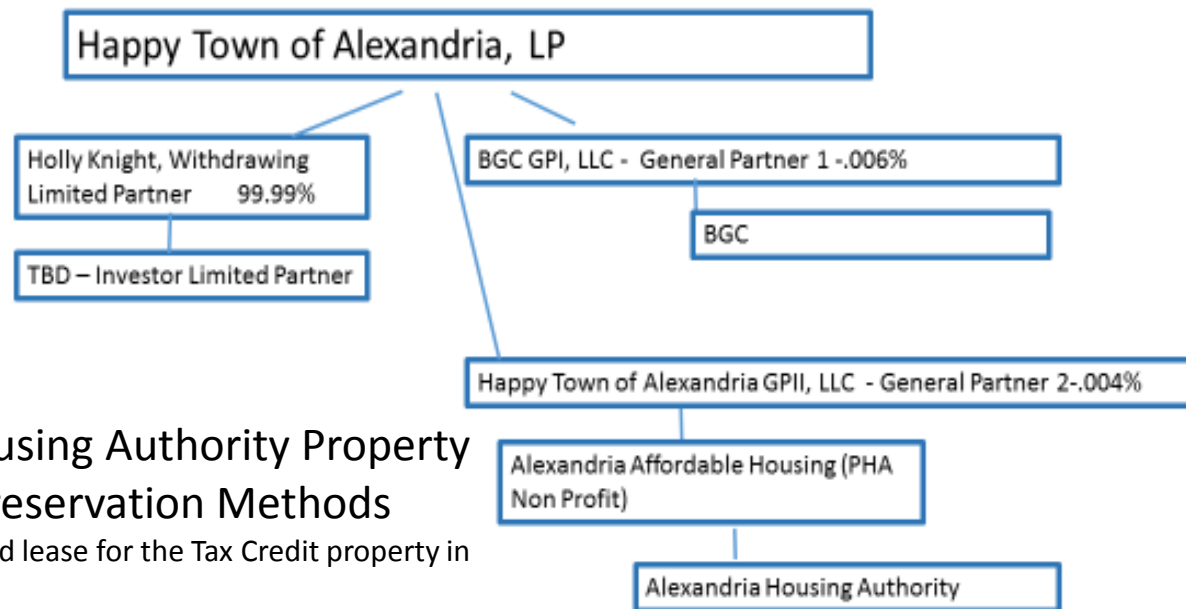
# RAD Org Chart for Tax Credits

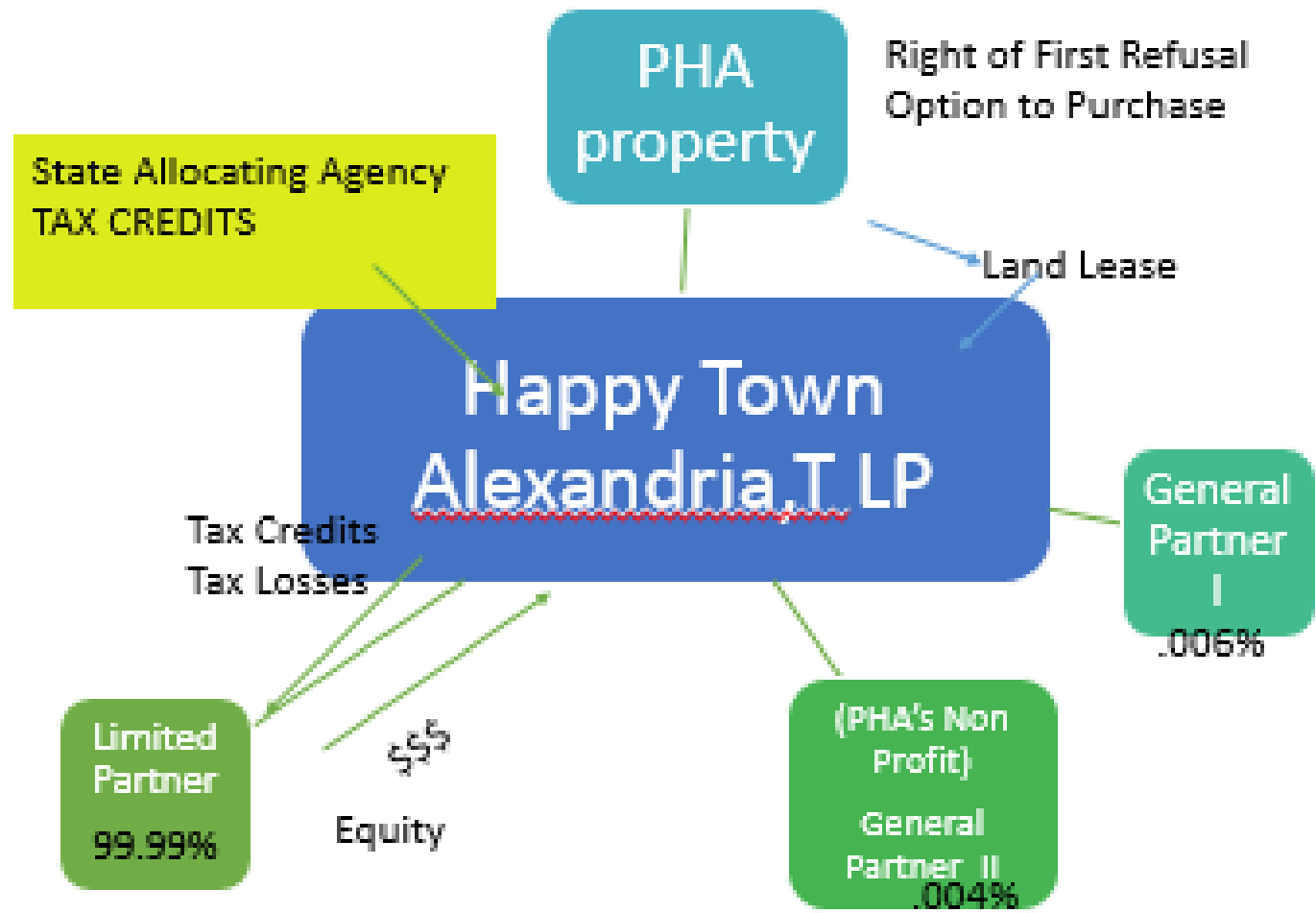
## HUD'S RAD Requirements For Ownership

HUD may allow ownership of the project to be transferred to a tax credit entity controlled by a for-profit entity to facilitate the use of tax credits for the Covered Project, but only if HUD determined that the PHA preserves its interest in the property. Preservation of the PHA's sufficient interest in a project using tax credits. All structures are subject to HUD's review.

## Alexandria Housing Authority Property Interest Preservation Methods

- PHA holds the ground lease for the Tax Credit property in PHA name
- PHA has Right of First Refusal
- Seller Take Back Note
- Participating in Management and Management Decisions
- Establishing Operating budget
- Participates in the ownership
- Determines eligibility requirements and PHA Plan compliance
- Administers the waitlist





# Cost Benefit Analysis at current a PHA Location

