



Using HUD's CNA e-Tool for RAD Transactions— Q&A

Office of Recapitalization

January 18, 2018

Webinar Logistics

- Submit *content related questions* via the WebEx Q&A box – submit to “All Panelists”
- Submit *technical issues related to WebEx* in the Chat box – submit to “Host”

A screenshot of the WebEx Q&A interface. The window title is "Q&A" with a question mark icon and a close button. Below the title bar, there is a tab labeled "All (0)". The main area is a large empty text box. At the bottom, there is a smaller text box with the instruction: "Select a question, and then type your answer here. There is a 256-character limit."

Presenters

Host

- Greg Byrne, Office of Recapitalization

Speakers

- Robert Robinson, Federal Practice Group
- Andy Zehe, ICF

Today's Webinar

- Prior session (December 2017)—an overview of using the CNA e-Tool for RAD transactions with no FHA mortgage insurance.
- Sharing pointers from RAD Reviewer training
- Today's session—open format Q&A
- Recordings will be made available

Key Differences for RAD

- Many assessors are familiar with the e-Tool.
- Two key differences in RAD-FHA versus RAD-Non-FHA transactions:
 1. Upload through the RAD Resource Desk, **NOT** the e-Tool Submission Portal
 2. Financial Factors tab completed by the assessor, confirmed by the PHA

Pointers: RAD Reviewer Training

1. Green Components required in the RAD Notice:
 - Recommended for all; required in rehab
 - Energy Star, WaterSense, FEMP products need no analysis
 - All other utility-using components and those impacting utility usage (e.g., windows, roofs, exterior doors) must have a complete analysis
2. Utility usage still required (non-FHA financed)
 - UCB worksheets from RPCA Tool are acceptable
 - EPA Portfolio Manager acceptable

Pointers: RAD Reviewer Training

(continued)

3. All components must be included in the eCNA
 - Even if it is not being replaced in 20 year schedule
 - No exclusion for components paid from operations
4. Show that Energy Audit recommendations were evaluated, and if not selected, decision justified
5. Name “utility-using components” in a way that helps identify its efficiency
 - e.g., Energy Star Refrig, 1.6gpf Toilet
6. RAD Reviewers don’t make eCNA corrections



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