

Rental Assistance Demonstration (RAD) Facilitation

Working with Housing Authorities from here to a successful RAD closing

Recap Advisors will advise, support, guide and assist Housing Authorities in taking suitable properties through the brand-new Rental Assistance Demonstration (RAD) pilot to a successful closing. RAD will work for the right public housing properties; Recap is ready to help you make it work for yours.

Why Recap? Proven pioneers

In 23 years since our founding, Recap has successfully pioneered and proven many HUD recapitalization programs: preservation under ELIHPA and LIHPRHA; mark-to-market (M2M); renewed affordability; and now public housing. We've handled more than \$4 billion in transactions – more than 1,000 properties – from coast to coast. The nation's savviest owners and managers turn to us for their complex deals.

RAD services: five steps to success

- **Evaluation** – A thorough written assessment benchmarking economics, rehab, and viability.
- **Application** – Recap will handle all the paperwork and prepare everything for your authorization.
- **HUD Processing** – We'll manage submission, interaction, response, and pursuit of approval.
- **Identification of Financing Sources** – Recap will identify potential debt (and equity, if appropriate) sources and help you choose and negotiate what works best for your situation.
- **Closing Management** – As required, we'll coordinate the team and deliver a ready-to-close package.

Eligible clients and properties

We're actively seeking motivated housing authorities with RAD candidate properties: the best such have solid rents and a capital backlog that can be financed through a RAD-supportable rehab loan.

Working with existing professionals

Recap will work with your current legal advisors, accountants, capital needs assessors, and design and construction management services – or will offer you recommendations if you need them.

For a free look at your portfolio, email tdavis@recapadvisors.com with the words **“free look”** somewhere in the title or the message, or call (617) 502-5939.