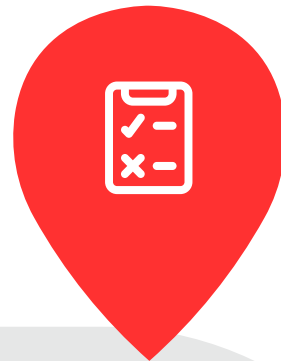


# REPOSITIONING 101

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Public  
Housing



Develop  
Repositioning  
Plan



Implement  
Repositioning  
Plan



Woo Hoo! Not  
Public Housing  
anymore!



# WHAT IS REPOSITIONING?

Repositioning moves families and units from the public housing program and funding platform to other forms of HUD rental assistance, such as the Housing Choice Voucher (HCV), Project-Based Vouchers (PBV), or Project-Based Rental Assistance (PBRA) funding platforms.



# TYPES OF HUD REPOSITIONING PROGRAMS/ TOOLS

RENTAL ASSISTANCE  
DEMONSTRATION  
PROGRAM (RAD)

SECTION 18 DEMOLITION  
AND DISPOSITION

SECTION 22  
STREAMLINED  
VOLUNTARY CONVERSION

SECTION 32  
HOME OWNERSHIP  
PROGRAM

# RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM



Requires 1for 1  
replacement of  
all converting  
units in a PBV or  
PBRA contract



Yr 1 Rents = Op/  
CFP; Year 2+  
rents increase  
by OCAF

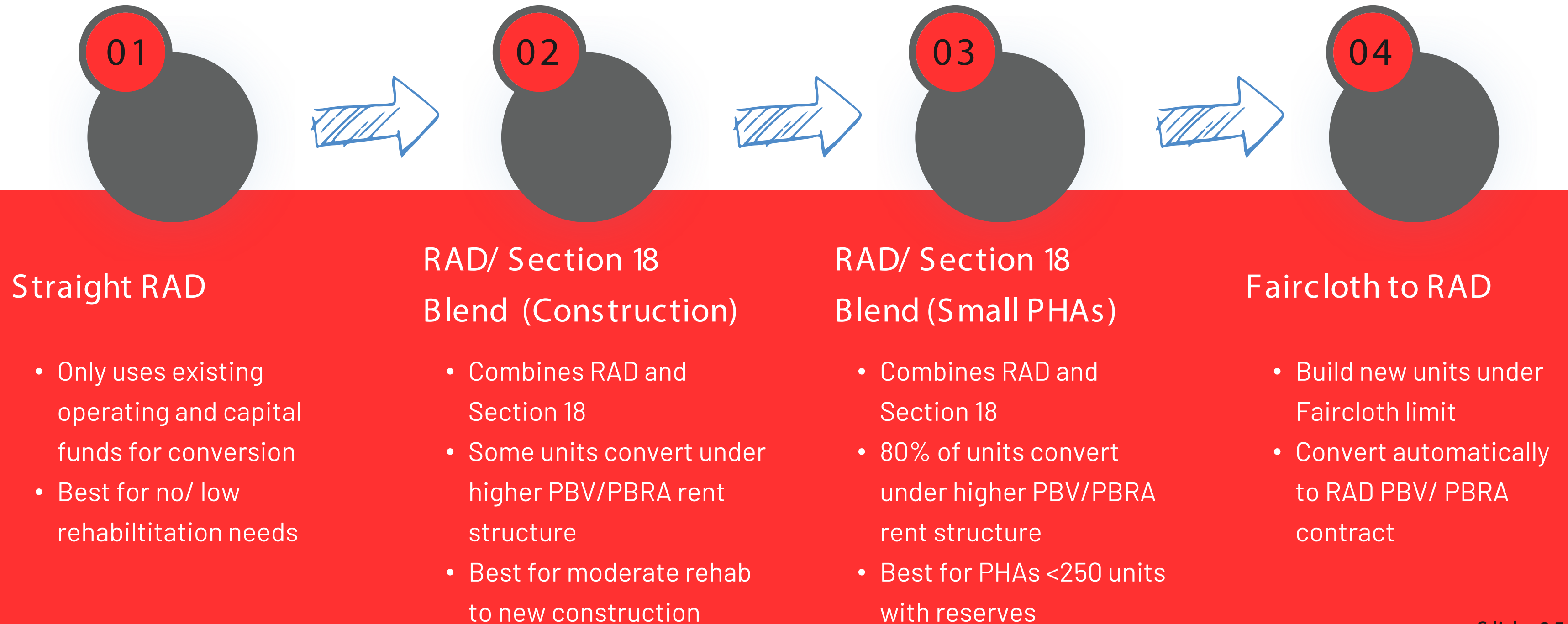


Current  
Operating and  
Capital Funds  
can be used  
pre- \*and\* post-  
conversion

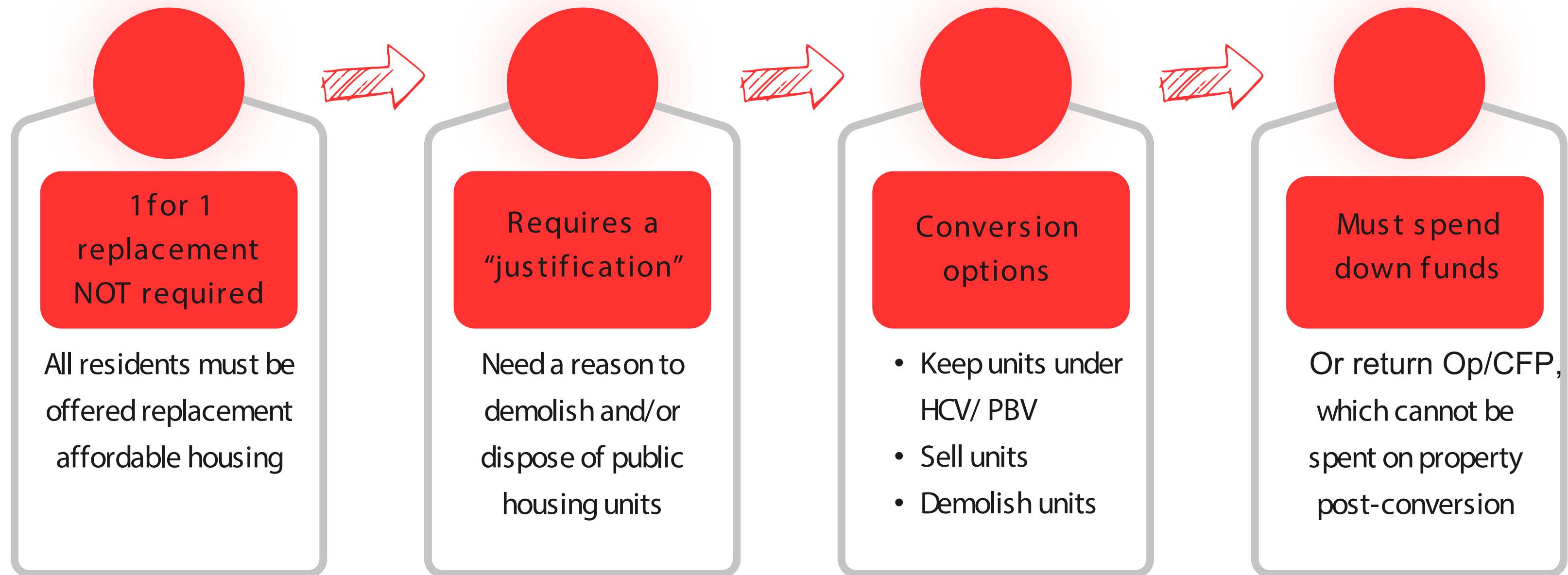


Best resident  
protections,  
including  
absolute no  
rescreening

# RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM



# SECTION 18 DISPOSITION AND DEMOLITION



# SECTION 18 DISPOSITION AND DEMOLITION

PHA can project-base resulting tenant protection vouchers and does not require tenant permission (no PBRA conversions)

If retaining units, can project-base at payment standards (as long as reasonable)

If selling property and/or units, can sell at Fair Market Value or below Fair Market Value (with long term use restriction)

Remaining tenants must qualify for HCV/ PBV program



# SECTION 22 VOLUNTARY CONVERSION



Similar to Section 18 but automatic approval to convert for PHAs with  $\leq 250$  units



If keeping property, must offer tenants ability to stay with a Tenant Protection Voucher (TPV)



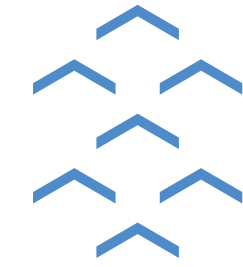
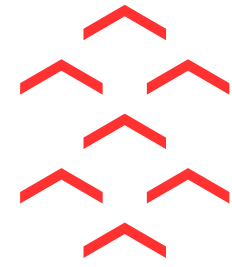
PHA must get permission from tenants to project-base TPVs to units



Can result in higher payment standard rents (if reasonable) but also loss of subsidy if tenant ports



# SECTION 32 HOME OWNERSHIP

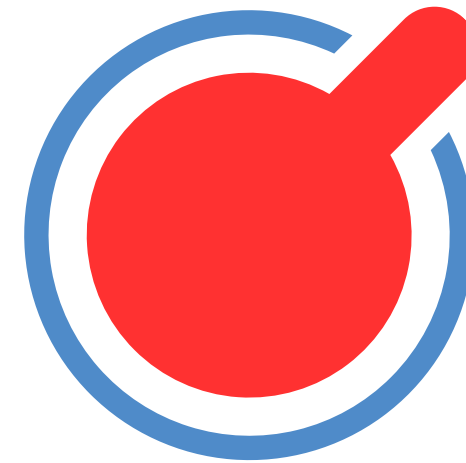


Method to SELL public housing properties to residents to result in homeownership (instead of a PBV/ PBRA contract)



Families purchasing homes must be 80% AMI or lower and take HUD Homeownership classes

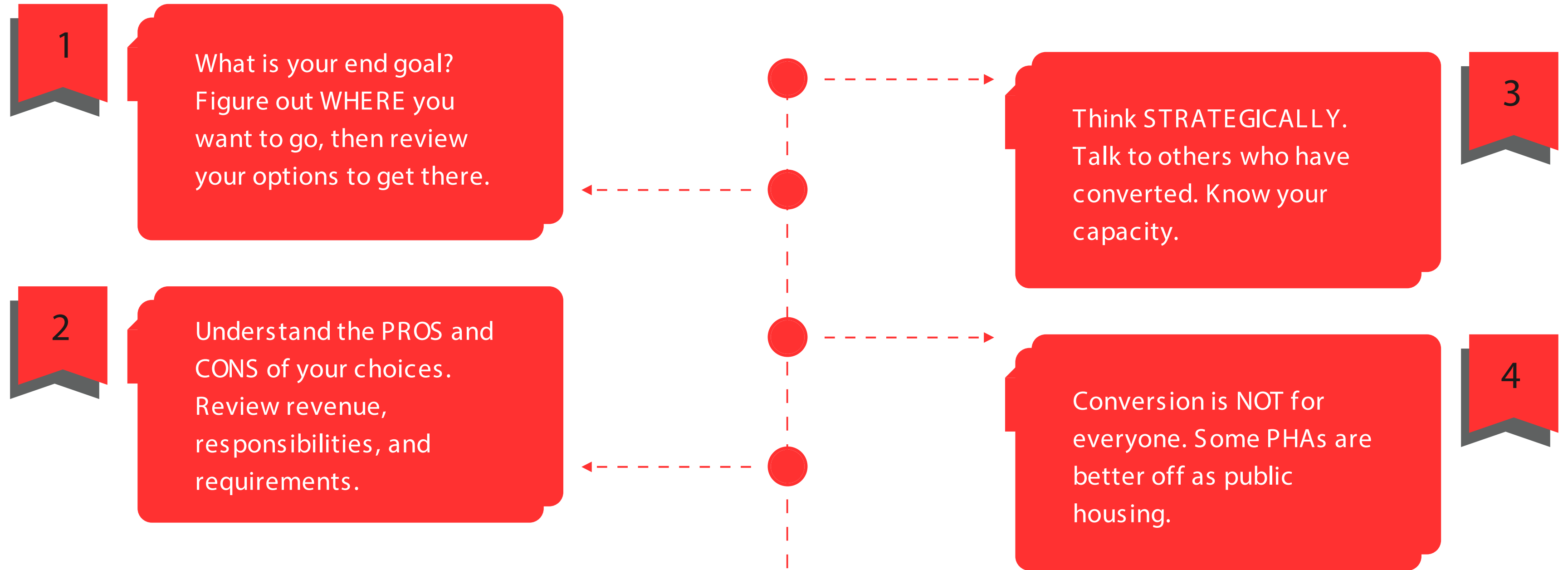
Preference in purchasing is given to current residents and sales can be direct to buyers or through third party



Best for scattered sites that the PHA does not want to keep under a PBV/ PBRA contract



# HOW TO CHOOSE



# DON'T FORGET...

Make sure Board members understand short and long term consequences.



Involve your residents early in the process and keep them updated.



Be willing to pivot and go in a different direction.



Follow through with post-conversion actions and due diligence.

