



RAD LIVE Q&A

September 12, 2013

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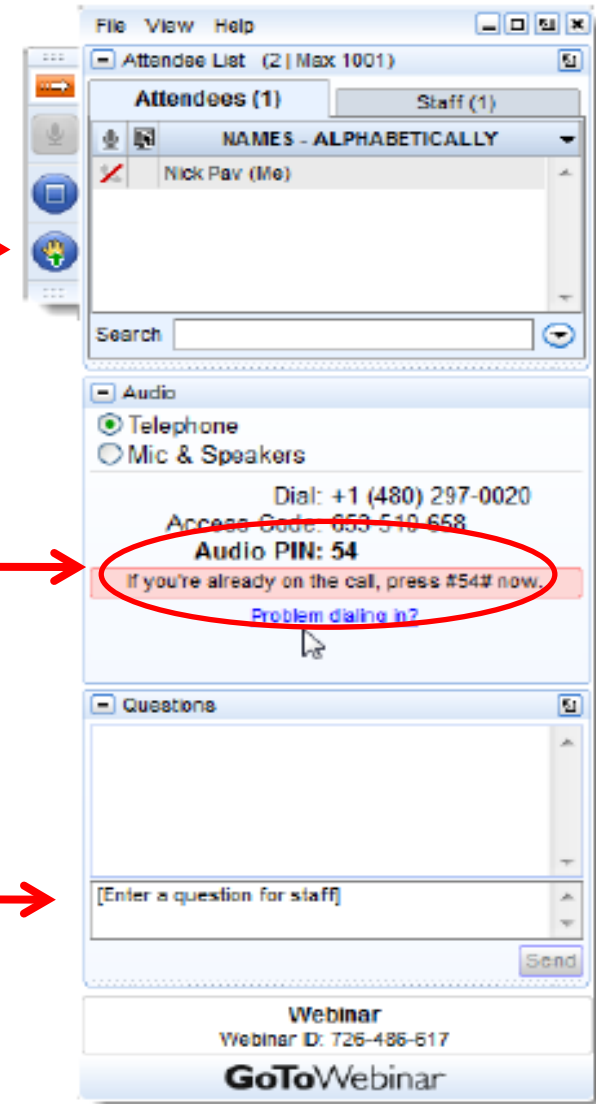
WELCOME

Ask questions at the end! Here's how:

- “Raise your hand” by clicking on the hand icon and the presenter will un-mute your line so you can ask your question live

Note: To do this, you MUST call the dial-in number shown on your attendee control panel and input the audio PIN shown, which is unique to each attendee

- Send in questions via the “Question” feature or email them to rad@hud.gov; answers to those questions will be provided after the webcast and posted to the FAQs





TODAY'S CALL

- We will feature a new RAD planning tool – **Maximum Supportable First Mortgage Summary Tool (Summary Tool)**

Select your PHA or select "BLANK" to view all → **BLANK**

View All PHAs

Click here to show the PHA selected on the "Property Data" tab → **Update View**

Click here to restore all of the default assumptions for the entire spreadsheet → **Restore**

| Assumptions: | | |
|---|---|-------|
| Vacancy Loss (% of GPR) | ? | 3% |
| Bad Debt (% of GPR) | ? | 2% |
| Other Income (PUPA) | ? | \$120 |
| Replacement Reserve (PUPA) | ? | \$500 |
| Operating Expenses (% of Operating Fund Formula Expenses) | ? | 85% |
| Capitalization Rate | ? | 7% |
| Interest Rate | ? | 4.25% |
| Amortization Term (years) | ? | 35 |
| Mortgage Insurance Premium (MIP) / other credit enhancement | ? | 0.45% |
| Debt Service Coverage Ratio (DSCR) | ? | 1.2 |

PUPA = Per Unit Per Annum
PUPM = Per Unit Per Month
PU = Per Unit
GPR = Gross Potential Rent
MIP = Mortgage Insurance Premium
LTV = Loan to Value (First Mortgage Loan / Property Value)*
DSCR = Debt Service Coverage Ratio (Net Operating Income / Principal + Interest Payments)*
QCT = Qualified Census Tract
DDA = Difficult to Develop Area

* Different loan programs use different criteria for sizing the loan. For more information see the instructions tab



NEXT WEEK'S CALL

- We will feature revisions (update) to the RAD Inventory Assessment Tool.
- The revised Assessment Tool will include the following expanded features:
 - Expanded Global Assumptions
 - Additional debt-sizing options
 - Enhanced Tax Credit Estimator Section





SUMMARY TOOL



- Intended to provide a “snapshot” of maximum supportable first mortgage by project and PHA
- Loaded with beginning assumptions, which can be modified by user
- User can select to view a particular PHA or all PHAs

LIVE Q&A

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