

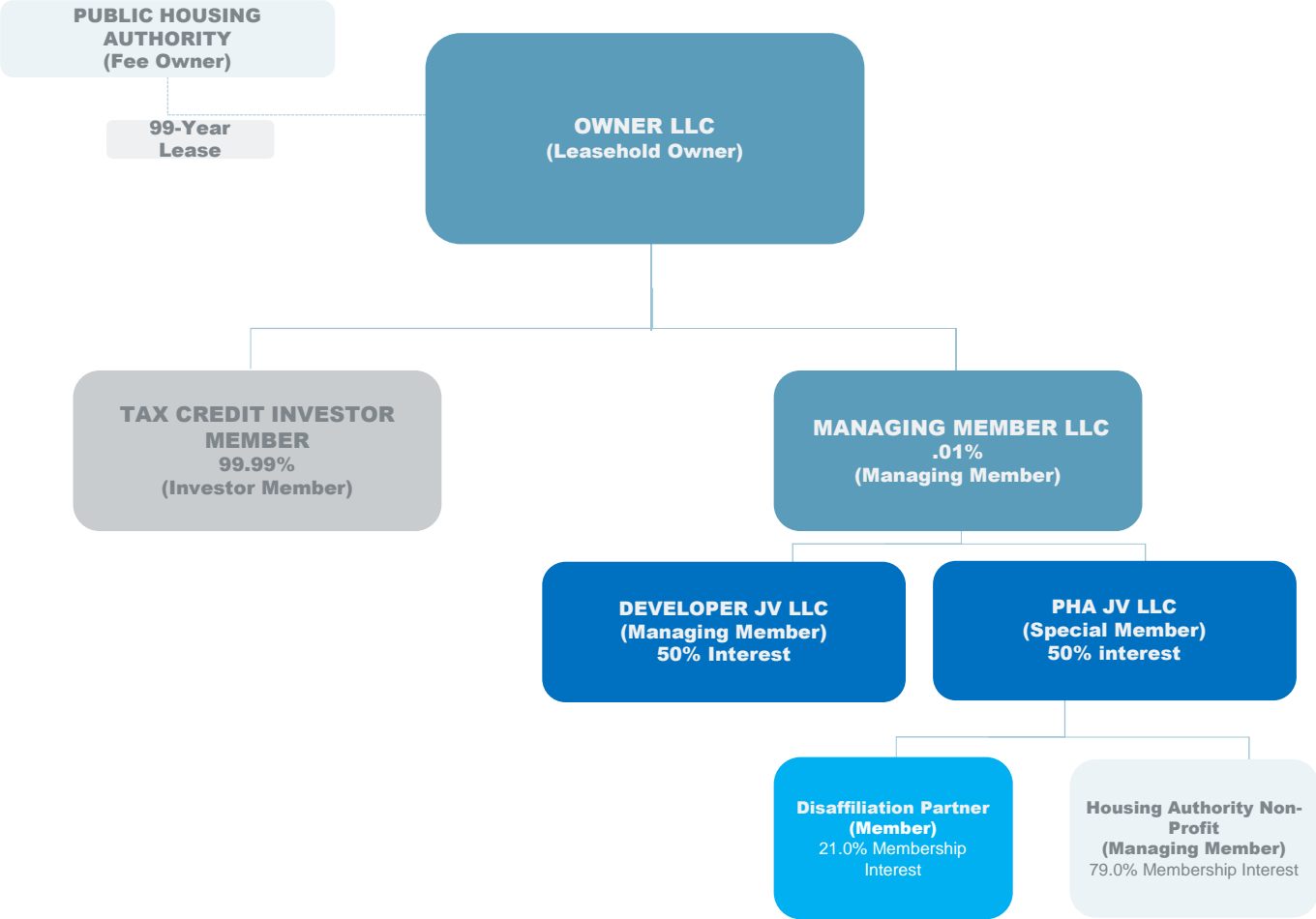
# **PUBLIC HOUSING IN YEAR 15**

**IPED's Tax Credit Property Dispositions Conference  
July 28-29, 2022 | Philadelphia, PA**



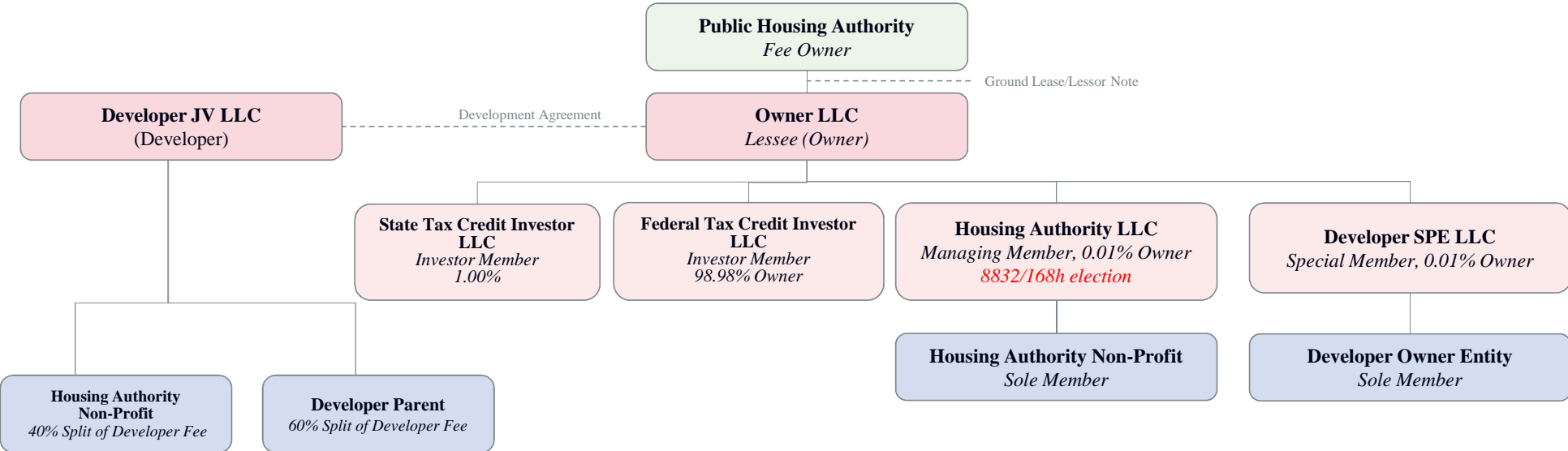
# EXAMPLE 1: PHA/DEVELOPER STRUCTURING

## *Developer As Managing Member*



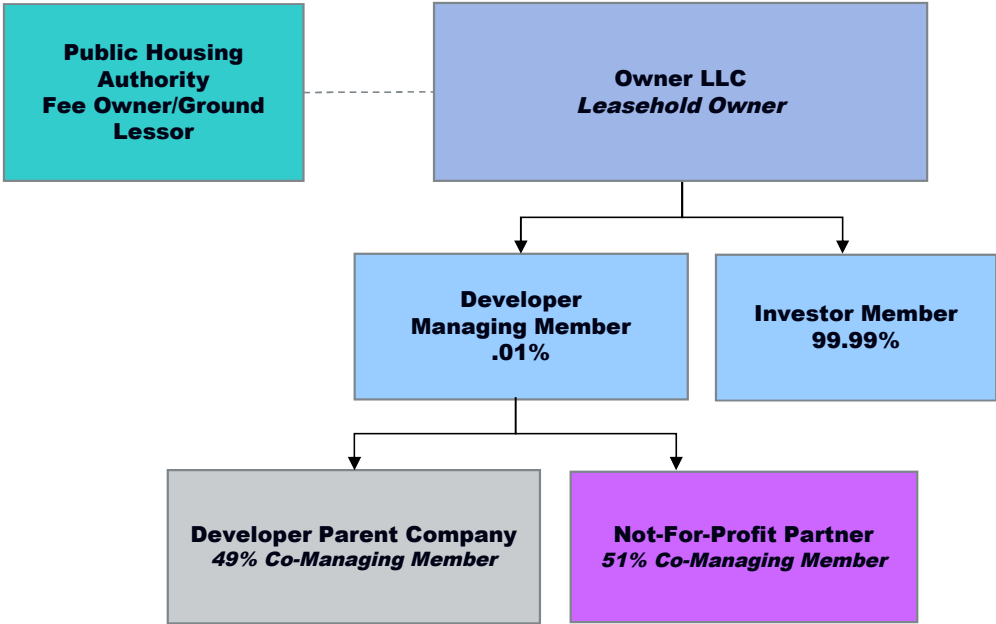
# EXAMPLE 2: PHA/DEVELOPER STRUCTURING

## *Developer As Non-Managing Member*



# EXAMPLE 3: PHA/DEVELOPER STRUCTURING

## *PHA AS GROUND LESSOR ONLY*



### PHA Third Party - Not Part of Ownership or Management Structure

Site	PIS	Year 15	Total Units	PHA Interest	Planning
1	2000	2015	38	Op Sub Only	
2	2001	2016	86	ROFR/Ground Lease/Capital \$	Recapitalization Request plus RAD Conversion
3	2002	2017	152	ROFR/Ground Lease/Capital \$	RAD Conversion
4	2002	2017	49	ROFR/Ground Lease/Capital \$	
5	2003	2018	67	ROFR/Ground Lease/Capital \$	
6	2004	2019	135	ROFR/Ground Lease/Capital \$	
7	2004	2019	45	ROFR/Ground Lease/Capital \$	
8	2005	2020	67	ROFR/Ground Lease/Capital \$	RAD Conversion
9	2008	2023	54	ROFR/Ground Lease/Capital \$	
10	2012	2027	32	ROFR/Ground Lease/Capital \$	RAD Conversion - Potential Purchase
11	2015	2030	18	Op Sub Only	
12	2015	2030	56	Op Sub Only	
13	2016	2031	40	Op Sub Only	
14	2019	2034	49	Op Sub Only	
15	2020	2035	50	Op Sub Only	RAD Conversion to Address Poor Cash Flow
16	2020	2035	50	Op Sub Only	
17	2020	2035	24	Op Sub Only	
18	2020	2035	27	Op Sub Only	
19	2020	2035	36	Op Sub Only	
20	2021	2036	45	Op Sub Only	
21	2021	2036	22	Op Sub Only	
22	2021	2036	40	Op Sub Only	
23	2021	2036	46	Op Sub Only	
			1228		

### PHA - General Partner Transactions

Site	PIS	Year 15	Year 15 Status	Units	Action	Planning
1	2003	2018	LP Withdrawal Request	44	Investor Removed	RAD Planning
2	2003	2018	LP Withdrawal Request	178	Investor Removed	RAD Planning
3	2003	2018	LP Withdrawal Request	137	Investor Removed	RAD Planning
4	2004	2019	LP Withdrawal Request	40	Investor Removed	RAD Planning
5	2004	2019	LP Withdrawal Request	245	Investor Removed	RAD Planning
6	2004	2019	LP Withdrawal Request	161	Investor Removed	RAD Planning - Potential Conveyance to 3rd Party
7	2005	2020	LP Withdrawal Request	40	Investor Removed	RAD Planning
8	2005	2020	LP Withdrawal Request	184		
9	2005	2020	LP Withdrawal Request	80	Investor Removed	RAD Planning
10	2006	2021	LP Withdrawal Request	133		
11	2006	2021	LP Withdrawal Request	80		
12	2006	2021	LP Withdrawal Request	50	Investor Removed	RAD Planning
13	2006	2021	LP Withdrawal Request	42		
14	2008	2023		75		
15	2008	2023		80		
16	2008	2023		64		
17	2009	2024		50		
18	2009	2024		45		
19	2010	2025		50		
20	2011	2026		51		
21	2011	2026		50		
22	2011	2026		50		
23	2012	2027		51	RAD Conversion	
24	2016	2031		55	RAD Conversion	
				2035		

# TRANSACTIONS SINCE IMPLEMENTATION OF RAD PROGRAM

RAD LIHTC CONVERSIONS  
– PHA & 3<sup>RD</sup> PARTY

9 Transactions

982 Units

RAD Transfer of Assistance –  
LIHTC Transactions

18  
Transactions

871 Units