

Mixed-Finance and Rental Assistance Demonstration Advisory Services

Econometrica is a management and research organization committed to providing high-quality, cost-effective support services for clients in the private and public sectors. Since our founding in 1998, Econometrica has provided a full range of technical assistance, implementation support, and evaluation and research services on housing-related topics to clients in the local, state, and federal government and nonprofit and private sectors. Our extensive experience includes collaborating with public housing agencies (PHAs), states, and local municipalities receiving U.S. Department of Housing and Urban Development (HUD) funding (e.g., Capital Fund Financing Program, Mixed-Finance Programs, Rental Assistance Demonstration (RAD), and Choice Neighborhoods). In our long history, Econometrica has been awarded hundreds of contracts, grants, and cooperative agreements totaling over \$100 million.

ECONOMETRICA'S FINANCIAL ADVISORY SERVICES INCLUDE:

- > Strategic Capital Improvements Finance Planning
- > Development Finance Training
- > Mixed-Finance Structuring
- > RAD Analysis & Portfolio Planning
- > RAD Implementation
- > Energy Performance Contract Planning & Analysis
- > Portfolio Repositioning & Analysis
- > Financial Feasibility Analysis
- > Comprehensive Technical Assistance

Econometrica can assist your PHA with a wide variety of services. Below are a few examples:

- Strategic financial planning for the satisfaction of portfolio-wide capital needs.
- Financial analysis and feasibility study for development and capital improvement projects.
- Conducting RAD analysis for portfolio-wide or Asset Management Project-specific conversion to RAD.
- Structuring RAD portfolio conversions for finance and operationally efficient conversions.
- Providing guidance and consulting for finance-specific programs, such as:
 - > Mixed-Finance Programs.
 - > Rental Assistance Demonstration (RAD).
 - > Low-Income Housing Tax Credits.
 - > Capital Fund Financing.
 - > Operating Fund Financing.
 - > Energy Performance Contracts.
 - > Asset Repositioning, Including Capital Planning.
 - > Moving to Work Program.
 - > Physical Needs Assessment; HUD Green Physical Needs Assessment Tool.
 - > Choice Neighborhoods.





Rental Assistance Demonstration RADBlast!

RAD Evaluation Interim Report Finds “Proof of Concept”

HUD has published an interim report by **Econometrica, Inc.**, that evaluates RAD and provides evidence that the program is on track to accomplish its primary goal of attracting substantial new capital to stabilize the physical and financial conditions of public housing properties, significantly improving housing conditions for low-income residents. HUD’s *RAD Interim Report* finds that by October 2015, PHAs choosing to participate in the program had successfully generated \$2.5 billion in new investment to preserve and improve their public housing stock. Early adopters of RAD leveraged \$9 in capital for every \$1 of public housing funds, proving the program capable of stimulating critically needed capital infusion to modernize and transform the nation’s public housing stock for low-income families, the elderly, and people with disabilities.

PHAs have continued to leverage modernization funds with significant success and, to date, have attracted on average over \$60,000 per unit to replace outdated kitchens and baths, install energy- and water-efficient appliances, and make other critical improvements to preserve and, where needed, transform this affordable housing stock.

Thank you to all of the PHAs, to their financing partners and consultants, and to residents for your part in proving RAD’s potential to recapitalize and preserve the affordable housing stock.

All of the materials connected to the RAD Evaluation, including a summary, the press release, and state and PHA summary tables, are available here: <http://portal.hud.gov/hudportal/HUD?src=/RAD/program-details>.

— *The RAD Team*



Prior RAD Consulting Recipients – PHAs

Charlotte, NC, Indianapolis, IN, Peekskill, NY,
Salt Lake City, UT, Salt Lake County, UT, Bloomington, IL,
Eastpointe, MI, Charlottesville, VA, Leeds, AL,
Saranac, MI, North Charleston, SC, Woodbridge, NJ

Prior CFFP and Mixed-Finance Consulting and Training Recipients – PHAs

Avon Park, FL, Burleigh, ND, Charlotte, NC, Flint, GA,
Freeport, IL, Fort Wayne, IN, Laredo, TX, Austin, TX, San
Antonio, TX, Corpus Christi, TX, Pueblo, CO, Fargo, ND

**For more information, or to discuss
services and pricing, please contact:**

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