



Novogradac 2018

RAD Public Housing Conference



Transitioning to the Section 8/ LIHTC Platform

PANELISTS

Patrick Costigan
RAD Collaborative/
CF Housing Group

Sheila Jones
Selenium Properties

Andrew Davenport
The Michaels Organization

Victor Cirilo
Newark Housing and
Redevelopment Authority

Gerry Cichon
Housing Authority
of the City of El Paso, Texas

Key Discussion Areas

- Resident & Community Engagement
- Up Front Planning & Decisions
- Organizational Culture & Management
- Organizational Structure & Systems
- Professional Development, Legal, Procurement, More
- Wish Knew Then Lessons

Resident & Community Engagement

Andrew & Victor...

- RAD conversion education
- Resident engagement & RABs, Councils
- Local political engagement
- Other challenges, lessons

Up Front Planning & Decisions

Sheila....

- Self PM vs 3rd-party
- Portfolio planning—threshold issues
- Supporting resident transitions—relocation, moving
- Other challenges, lessons
- Self-development vs partnerships

Organizational Culture & Management

Gerry....

- Staff apprehension, competencies & professional development
- CBAs/labor negotiations
- Resident apprehension, needs & communications
- Other challenges, lessons
- Expectations & performance standards

Organizational Structure & Systems

Andrew & Victor...

- Development approaches, changes
 - Augmenting/building self-development capacity
- Asset Management approaches, changes
- Central & Site Property Management approaches, changes
- Building Section 8/LIHTC systems while maintaining Section 9/ACC vestiges
 - MIS/IT, fiscal/accounting, reporting/compliance, more
- Other challenges, lessons

Professional Development, Legal, Procurement—More

Gerry....

- Planning ahead
- Professional (re-)development & (re-)training all levels
- Transaction-related legal vs general counsel functions
- PIH vs MFH procurement—but more state & agency procurement
- Procedures & manuals
- Other challenges, lessons

Wrap Up

All...

- Wish knew then lessons?
- Areas for additional focus?
- Q&A

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