



Preserving San Francisco's Public Housing: HUD's Rental Assistance Demonstration (RAD) Program

Presentation to the

BUDGET AND FINANCE COMMITTEE
SAN FRANCISCO BOARD OF SUPERVISORS

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What is RAD?

The Rental Assistance Demonstration Program (RAD) is a new HUD program that will allow SFHA and MOHCD to leverage investor equity and other resources to rehabilitate and preserve public housing.

- \$700+ MM in equity and \$244 MM in private debt leveraged to address rehabilitation needs for 3,500 units of public housing.
- New project ownership, property management, and service providers at each location.

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San Francisco's RAD Portfolio

- The San Francisco "RAD Portfolio" includes
 - 28 projects in 8 neighborhood clusters
 - 3,495 units
 - 2 phases
- SFHA selected 8 local developer teams (including nonprofit partners) to develop "clusters" of buildings for Phase 1.

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SF RAD: Key Principles and Assurances

- Permanent affordability achieved through public land trust model – 99 year ground lease.
- SFHA and the Mayor's Office of Housing and Community Development serve as permanent stewards of the projects.
- All current tenants protected and treated equally.
- Supportive services provided for all tenants.
- Immediate habitability problems addressed.
- Buildings' useful lives extended beyond 20 years.

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SF RAD: Phase I Projects

| | Cluster Name | Developer | Co Developer | Property Name/Address | Units |
|---|---------------------|--|---|--------------------------------|-------|
| 1 | Chinatown | Chinatown Community Development Center | NA | 227 Bay | 51 |
| | | | | 990 Pacific | 92 |
| 2 | Western Addition 1 | Related California | Tabernacle CDC | Robert B. Pitts, 1150 Scott St | 203 |
| 3 | Western Addition 2 | Tenderloin Neighborhood Development Corp | Community Housing Partnership | 939 Eddy | 36 |
| | | | | 951 Eddy | 24 |
| 4 | Tenderloin / SOMA | Tenderloin Neighborhood Development Corp | Community Housing Partnership | 666 Ellis | 100 |
| | | | | 430-440 Turk | 89 |
| 5 | Bernal Heights | Bernal Heights Hsing Corp. | BRIDGE Housing Corp | Holly Courts , 100 Appleton | 118 |
| 6 | Mission Castro | Mission Economic Development Agency | BRIDGE Housing Corporation | 25 Sanchez | 90 |
| | | | | 462 Duboce | 42 |
| | | | | 255 Woodside | 110 |
| 7 | California Corridor | Mercy Housing California | John Stewart Company | 1880 Pine | 113 |
| | | | | 345 Arguello | 69 |
| | | | | 491 31st Ave. | 75 |
| 8 | Southeast | SF Housing Dev Corp., John Stewart Co. | Related CA, Ridgepoint Non-Profit Corp. | Hunters Point East/West | 213 |
| | | | | TOTAL | 1,425 |

RAD: Phase I Schedule and Milestones

- April 2015: Board of Supervisors authorizes funding application for bonds
- May 2015: Bank of America selected as Lender/Investor
- June 2015: Financing commitments from SFHA and MOHCD; financing applications submitted (4% tax credits and bonds)
- September 3 2015: HUD RAD Committee provides preliminary approval
- September 2015: Board of Supervisors approves issuance of bonds
- October 19-30, 2015: All projects close
- **November 2015: Rehabilitation work begins.**

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RAD: Phase II Schedule and Milestones

- October-November 2015: Board of Supervisors authorizes funding application for bonds
- December 2015-January 2016: Financing commitments from SFHA and MOHCD; financing applications submitted (4% tax credits and bonds)
- July 2016: Board of Supervisors approves issuance of bonds
- September 2016: All projects close
- **October 2016: Rehabilitation work begins.**

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