

Rosa Parks – RAD Phase II Project Overview

Project Summary

Rosa Parks consists of 199 existing public housing units located at 1251 Turk Street in the City and County of San Francisco. The project is being rehabilitated as part of a citywide program under which public housing units currently owned and operated by the San Francisco Housing Authority will convert to the Rental Assistance Demonstration (RAD) program. Under RAD, 3,584 units of public housing in 29 different projects will convert in two phases.

Rosa Parks will include approximately 188,000 square feet of gross floor area, including 172,100 square feet of residential area as well as nearly 15,900 square feet of commercial office space. Residents will have access to a community room, fitness rooms, and indoor and outdoor common areas on the 12th floor.

Total project costs, including the cost to acquire and rehabilitate the existing buildings, will be more than \$100,000,000, or \$502,500 per dwelling unit.

The residential unit distribution is:

0 BRs	19 units
1 BRs	100 units
2-BRs	79 units
4-BRs	1 units

All of the residential units will serve households earning less than 50% of the San Francisco County Area Median Income (AMI), though the rents may be increased to 60% of California Tax Credit Allocation Committee AMI in the event of loss of subsidy.

Description of Residents

No residents will be displaced. All residents have the right to return after any temporary relocation that might be required. RAD does not allow re-screening or re-application of any residents.

Rosa Parks is a senior building for residents of 55 years of age or older. Some of the residents are living with a physical and/or mental disability. While the majority of residents primarily speak English, some also speak Chinese, Korean, Russian, and Spanish.

Site Description and Scope of Work

Address: 1251 Turk Street, San Francisco, CA 94115
Block/Lot: 0757/028

The scope of work for the rehabilitation at the project will include:

- new kitchen and bath cabinets and countertops in residential units;
- upgraded mechanical, electrical, and plumbing systems;
- improved fire protections;
- and new mobility and enhanced communication units.

There will also be significant common area improvements as well as a reconfiguration of office space for property management and support services.

Twenty-three months are allocated to rehabilitation of the project. Existing residents will be relocated both on site and off site through a MOHCD- and SFHA-coordinated relocation effort.

Development Team

- RP Associates, L.P. is the project's sponsor.
- Tenderloin Neighborhood Development Corporation (TNDC) will be the non-profit partner in the development and operation of the project.
- Cahill Contractors, Inc. will be the general contractor for the project.
- TNDC will be property manager for the project.
- Levy Design Partners is the architect for the project.

Project Ownership Structure

- The existing owner of the project is the San Francisco Housing Authority, which will retain ownership of the land and convey the improvements to RP Associates, L.P., of which RP GP LLC will be the managing general partner.
- An investor member will own a 99.99% member interest in the new owner.
- Any required guaranties will be provided by TNDC.

Financing Structure

The RAD phase II projects will utilize the following sources of capital financing:

- tax-exempt bonds issued by the City of San Francisco;
- 4% Low Income Housing Tax Credits (LIHTC);
- seller carryback financing from the San Francisco Housing Authority;
- a conventional first mortgage; and
- soft debt from the City and County of San Francisco.

The amount of private activity tax-exempt bonds used during construction will be sized specifically to meet the 50% of aggregate basis test required for the 4% tax credits.

The sale of 4% LIHTC will generate equity financing for the project. The calculation of tax credits utilizes a 30% basis boost as San Francisco County is a "difficult-to-develop" area.

Schedule

Financing is anticipated to close between August 15, 2016 and September 15, 2016, with construction commencing within 30 days of closing.

The site rehabilitation work will be completed over a 23-month period, with households temporarily relocated for approximately seven weeks during each phase of the work. All construction is expected to be completed by June 2018.