

**1239 Turk Street – Willie B Kennedy Apartments (formerly called “Rosa Parks II”)  
Fact Sheet**

The Tenderloin Neighborhood Development Corporation (TNDC) developed Willie B. Kennedy Apartments, a new 98-unit, five-story affordable senior housing development located at the corner of Turk and Webster streets in the Western Addition. The building received one of HUD’s last construction funding grants for senior housing (known as HUD Section 202), and has HUD operating subsidies on all of the rental units, so that tenants pay only 30% of their income in rent. The building completed construction in July and fully leased up by the end of 2016.

The building was constructed on the former parking lot of Rosa Parks Apartments, an eleven-story, 198-unit public housing building constructed, owned and operated by the San Francisco Housing Authority since 1959. TNDC acquired Rosa Parks Apartments through the HUD Rental Assistance Demonstration (RAD) program in 2016. The original parking spaces for Rosa Parks Apartments, which made way for Willie B. Kennedy Apartments, were replaced in the ground floor garage and behind the Rosa Parks building. The two buildings create a senior campus with services and programming across both sites.

Willie B. Kennedy contains 98 units (32 studios and 65 one-bedroom) for very low-income seniors, including 20 units targeted to formerly homeless seniors plus one resident manager’s unit. The 20 units targeted to formerly homeless seniors are referred by the Department of Homelessness and Supportive Housing, **including three units for clients of the State’s Mental Health Service Act (MHSA) program for people with serious mental illness.** This targeting for the MHSA senior population was made possible by an award by CalHFA of \$300,000 MHSA capital dollars to support the construction of the housing. CalHFA has agreed to assign the MHSA permanent loan to SF DPH which administers San Francisco’s MHSA programs and funding. An MHSA Assignment and Assumption Agreement has been negotiated between DPH, CalHFA and the borrower, Rosa Parks II, L.P., with an affiliate of TNDC as the General Partner.

Almost 6,000 people applied for the 77 non-homeless set-aside units.

Total Development Cost: \$49.7 million	
HUD 202	\$15.3 Million
Tax Credit Equity	\$17.6 million
MOHCD	\$14.1 Million
AHP	\$970,000
GP Contribution	\$500,000
CalHFA MHSA	\$300,000

Developer: TNDC                      Architect: MWA Architects                      Contractor: Cahill Contractors

All units restricted at 50% unadjusted AMI. 97 units have PRAC subsidy plus 1 manager’s unit.









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**Willie B. Kennedy Apartments - Senior Housing**

Photos by MWA Architects