



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

SEPTEMBER 23, 2015

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.

RENTAL ASSISTANCE DEMONSTRATION PROGRAM



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.

RENTAL ASSISTANCE DEMONSTRATION PROGRAM



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.

RENTAL ASSISTANCE DEMONSTRATION PROGRAM



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.**
- RENTAL ASSISTANCE DEMONSTRATION PROGRAM 

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.**

RENTAL ASSISTANCE DEMONSTRATION PROGRAM

