

Rental Assistance Demonstration (RAD)



CONSULTING SERVICES AVAILABLE

- Analyze public housing portfolio and feasibility of RAD conversion
- Work closely with the Public Housing Authority (PHA) to prepare RAD Applications to HUD
- Work with HUD to process RAD application(s) and issue CHAPs
- Assist in the financing plan preparation and tracking milestones for HUD
- Collaborate and Organize a "RAD team" including attorney's and other third party consultants.
- Land purchase/lease analysis and acquisition support
- Collaborate with attorneys and consultants on document preparation and review
- Financing application preparation or assistance (including but not limited to AHP, CDBG, HOME, CTCAC, CDLAC, RAD, HUD Mixed Finance and other state and local financing sources)
- Financial modeling and analysis throughout the pre-development period
- Advise clients on financial strategies to maximize equity and bond or loan proceeds raised
- Negotiation on behalf of or with PHA, with lenders and investors on deal terms
- Assist in the due diligence process, including, but not limited to: data gathering and dissemination, title and survey and insurance
- Work with General Contractor and Architects to design and/or value engineer a quality, cost efficient development that will have longevity for the owner
- Coordination with local jurisdiction on entitlements and building permits
- Construction Management Oversight

MOST RECENT PROJECTS



- Location: Mendota, CA
- Units: 124
- Total Development Cost: \$26,7331,857
- Tax Credit Total Equity: \$17,832,324
- Construction Start Date: December 2013
- Developer/Owner: Fresno Housing Authority



- Location: Orange Cove, CA
- Units: 90
- Total Development Cost: \$20,443,860
- Tax Credit Total Equity: \$14,095,273
- Construction Start Date: December 2013
- Developer/Owner: Fresno Housing Authority



- Location: Fresno, CA
- Units: 193
- Total Development Cost: \$34,509,043
- Tax Credit Total Equity: \$21,289,000
- Construction Start Date: December 2013
- Developer/Owner: Fresno Housing Authority

Project Synopsis

Substantial rehabilitation of several scattered site Public Housing properties owned and operated by Fresno Housing Authority. All of the units will be upgraded to include amenities that maximize the livability and that are comparable to market rate properties in the communities they serve. Rehabilitation includes new flooring, windows, energy efficient appliances, heating/cooling and roofing upgrades and replacement of all the existing mechanical, electrical and plumbing systems including improvements to the building envelopes and systems, that will increase the energy efficiency of all buildings by at least 25%. New construction community buildings will be added to those properties that didn't have community facilities and others will almost double in size to accommodate additional social services for residents.