

# Public Housing Joint Venture Development Opportunities



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**2016 Spring Developers Forum**

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# Panel Members

- Tom Capp, Gorman & Co.
- Travys Harvey, Titus Brueckner & Levine PLC
- Erik Johnson, National Community Renaissance
- Ann Silverberg, BRIDGE Housing Corp.
- Cassandra Silvernail, Bank of America
- Cat Vielma, National Equity Fund

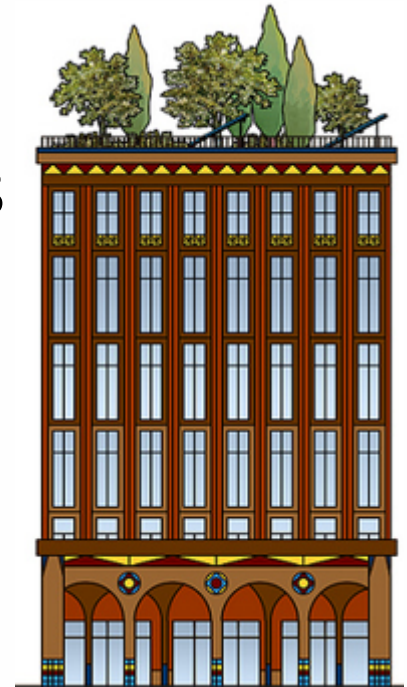
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# Brief Overview

- HUD Update on RAD
- Examples of successful joint-ventures
  - Coffelt Lamoureaux: Tom
  - San Francisco: Ann & Cassandra
- Best practices for developers
- Q&A



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# Show me the closing numbers!

**15.6%**

Closed RAD units  
as a percentage  
of total units in  
program

**\$2B+**

Construction  
activity leveraged

**8,306**

Units on RAD  
Component 1  
Waitlist

*As of 3/1/2016- via HUD*

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# Upcoming HUD Attractions

- Present T-HUD bill includes 250k unit cap
- Revised Fair Housing & Relocation notice
  - In progress for 12+ months, expected “any month”
- Revised RAD documents
  - Public comment period ends May 16



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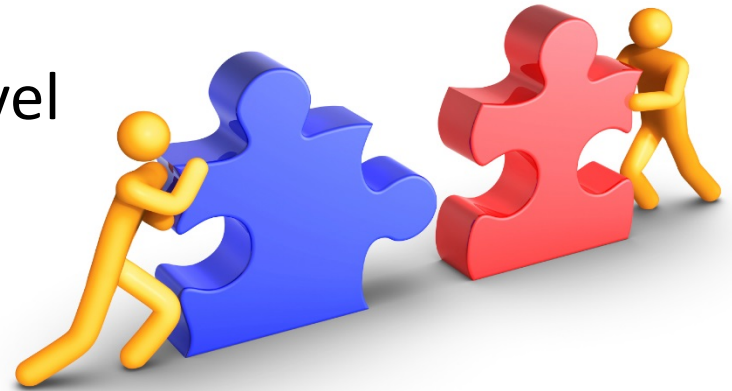
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# Successful Joint-Ventures

- Developer & PHA
  - Half of RAD units require LIHTCs
- Service provider & PHA
  - Desire to maintain service level
- Local gov't & PHA
  - See: SF
- CDCs & PHA
  - Promise of RAD: expand on housing into health, education, and opportunity



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