



Faircloth-to-RAD: PHA Peer Learning

February 6th, 2024

Presenter/ Panelists

- Welcome
Tom Davis
Director of the Office of Recapitalization
- PHA Speaker
Beth Brown
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- Development Partner
Jenny Wilkirson
Walton Communities
- RAD TA Provider
Jaime Bordenave
The Communities Group



Gainesville

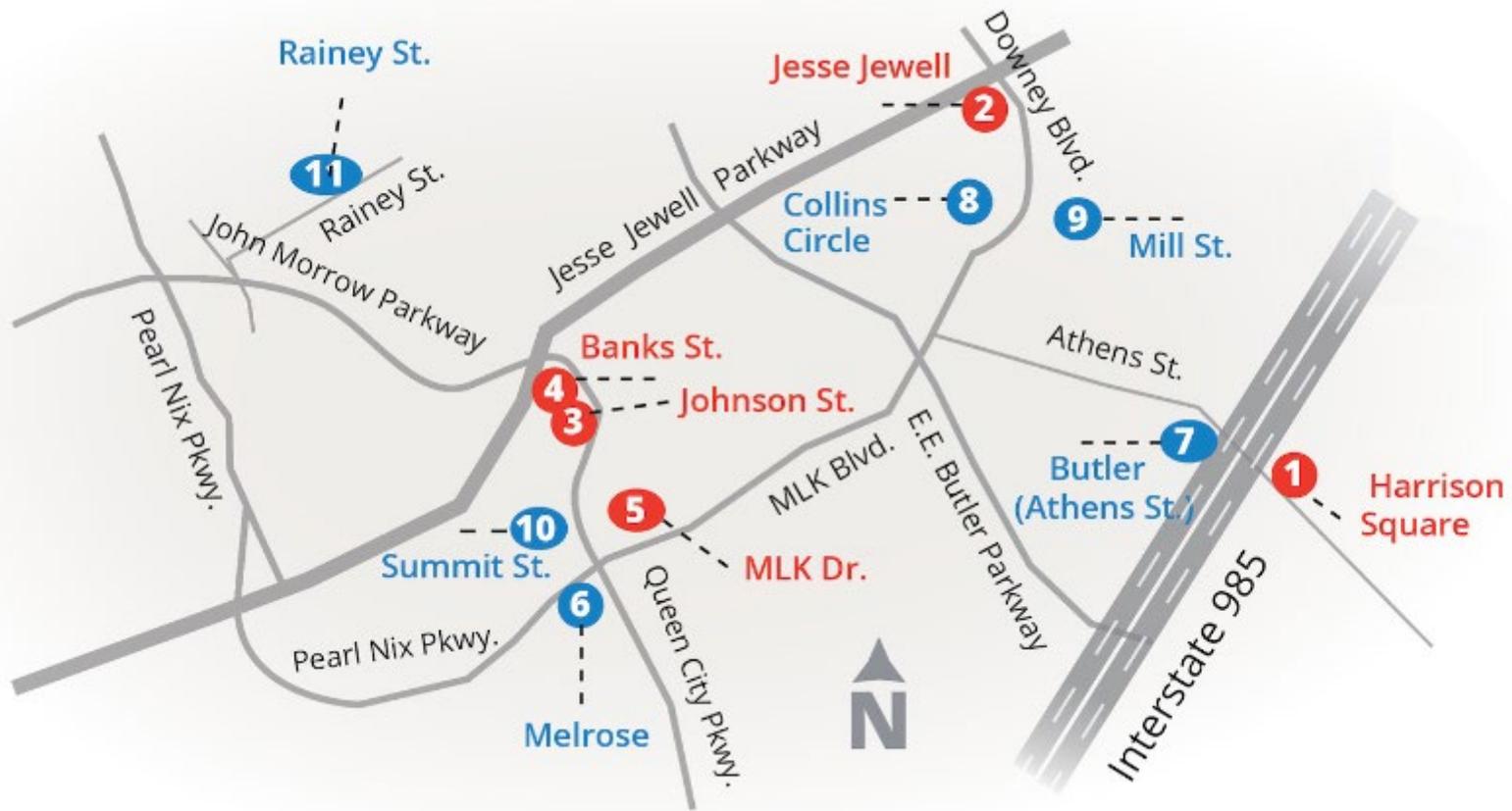
housing

Building Thriving Communities

Gainesville Georgia Housing

Total Units	749
Managed by GH	331
Current Mix	
LIHTC Only	279
Market	75
LIHTC/PBRA	239
Faircloth to RAD/PBRA	25
Public Housing	131
Under CHAP	
Self Financed RAD	31
Section 18/RAD Blend	75

GAINESVILLE



Strategic Planning & Asset Repositioning

- ▶ Evaluate housing stock and evaluate repositioning options.
- ▶ Established priorities
- ▶ Repositioning tools:
 - ▶ Section 18 demo/dispo
 - ▶ Mixed finance to rebuild public housing through faircloth authority
 - ▶ RAD PBRA - mixed with LIHTC, self-financed
 - ▶ RAD Section 18/Blend
 - ▶ 50 units/under Section 18 close out

Financing

- ▶ 9% LIHTC - 5 Awards over a 6 year period- mixed finance, RAD and Faircloth to RAD.
 - ▶ Gap financing accomplished through OFFP loan, PHA defederalized funds, earned developer fees and CDBG funds (City)
- ▶ 4% - 2 Awards, one RAD PBRA Rehab (100% PBRA); one New Construction RAD/Section 18 Blend with a delayed HAP
 - ▶ Gap financing through National Housing Trust Fund, earned developer fees, capital fund

Tower Heights
Before



Tower Heights
After



Walton Harbor - After
Section 18, 9% LIHTC,
Faircloth to RAD

Pre-Demolition: 32 public housing

Post:

Phase 1- family 81 units (30%; 60% & 80% LIHTC units); 13 RAD

Phase 2- 55+ 85 units 12 RAD; 53 LIHTC; 20 Market

Total of 166 units; \$34 million in LIHTC funds

Faircloth to RAD

2 LIHTC phases to replace physically obsolete public housing.

Utilized Section 18 and mixed finance plan to demolish and replace 25 public housing units.

Utilized Faircloth to RAD to replace the income-based units.

Phase 1 was done post construction/occupancy

Phase 2 prior to construction completion

Pros- Investors are aware on front end of conversion. If timing works, do not have to lease families under public housing - straight to 50059. Resident meetings not required. Ability to use Faircloth units.

Cons- Rents are low.

Same amount of paperwork.

Rents - Harbor 1 & 2

Existing PIC Development Number: GA059000006

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
5	1	\$662	\$119	\$781
8	2	\$755	\$138	\$893

Please note that this rent schedule includes the 2021, 2022, & 2023 OCAF adjustments that the PHA is eligible for and will be confirmed at the Financing Plan review.

Existing PIC Development Number: GA059000007

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
7	1	\$626	\$119	\$745
5	2	\$714	\$138	\$852

Please note that this rent schedule includes the 2021, 2022, and 2023 OCAF adjustments that the PHA is eligible for, and will be confirmed during the Financing Plan review.

Next Steps

- ▶ Utilize remaining faircloth units combined with LIHTC development and/or other development funding sources.
- ▶ Section 18 including RAD Blends generates more faircloth units.
- ▶ Remain in public housing until we can utilize most of our faircloth units.

Questions?



Resources

[Public Housing Repositioning: Wednesday Webinar Series: Faircloth-to-RAD Development](#)

[Faircloth-to-RAD Guide](#)

[radresource.net](#)

["Faircloth Limit" unit counts](#)

[RAD Notices, Statutes, and Tools](#)



Who to Contact to Learn More

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