

# HOPE SF COMMUNITY NEWSLETTER

Winter 2008

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## HOPE SF Leaves the Station

HOPE SF, a partnership between the Mayor's Office of Housing and the San Francisco Housing Authority, is an initiative to revitalize 8 current public housing sites into mixed-income developments. The team is excited to announce our progress. In partnership with the San Francisco Redevelopment Agency we will start construction on our first project, Hunters View, in the Fall, 2009 and have chosen developers to revitalize 3 other sites, Sunnyside, Potrero Annex and Terrace and Westside Courts.

The entire HOPE SF team is working hard to make sure resources are lined up for construction to start on time. The San Francisco Redevelopment Agency recently approved a loan of \$13M and the Mayor's Office of Housing has committed \$12.7M for Phase I construction at Hunter's View. The State Dept. of Housing and Community Development is currently considering whether to award Hunter's View \$10M through their Multifamily Housing program. Additional applications will be submitted over the next six months as the team works to secure all of the necessary financing to proceed.

## 1<sup>st</sup> HOPE SF Leadership Academy

On January 9th, 2008, the 1<sup>st</sup> ever HOPE SF Leadership Academy class will celebrate their graduation. The ceremony and festivities will be held at 3pm in City Hall room 305. Resident leaders are being honored for their dedication and contributions to this year-long program.

The HOPE SF Leadership Academy equips residents to actively engage in the redevelopment of their communities. Its goal is to help realize the HOPE SF principle of "involving residents in the highest level of participation". Leadership sessions cover topics such as Development Fundamen-

als, Community Asset Mapping, Demolition and Dispositions, HOPE VI vs. HOPE SF, and public presentation and leadership skills building. The group created Guidelines for Resident Involvement based on the HOPE SF Principals. Participants also visited local HOPE VI developments to learn from the successes and challenges facing these new developments.

Outreach and recruitment is currently underway for the 2009 HOPE SF Leadership Academy. Participants are selected from all 8 HOPE SF Sites and educational stipends are provided for participants at \$25 per

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## What's going on at Hunter's View?

The first HOPE SF project, Hunter's View, is making steady progress toward construction. In August, the Board of Supervisors gave their stamp of approval to the project by agreeing to the required zoning changes, which includes changing the allowable height for some of the buildings to 65 feet. The Board of Supervisor's Entitlement approval marks a major milestone for the project.

A revitalized Hunter's View will provide up to 800 new homes to San Franciscans with a wide range of incomes. There will be one-for-one replacement of the existing 267 pub-

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## Hunter's View cont.

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lic housing units in Hunter's View today. The additional units will be a mixture of affordable rental apartments for working families and homes for sale at both affordable (reduced) and full market-rate prices.

The site will be developed in three phases, with the first phase expected to start in late 2009. Construction will take 18 to 24 months for the first phase, so the first residents will move into brand new units in 2011. A preliminary calendar with the timing of Phase I, II, and III is shown below. **This schedule is subject to change.**

Early 2009	Relocation to other units within development begins
Winter 2009	Demolition of Phase I Area
Spring 2010	Phase I Building Construction Commences
Fall 2011	Phase I Construction Complete
Fall 2011	Residents Occupy Units in Phase I
Fall 2011	Phase II Demolition and Construction Begins
Fall 2013	Phase II Construction Complete
Fall 2013	Phase III Demolition and Construction Begins
Fall 2015	Phase III Construction Complete

Residents are part of the planning for the new housing at Hunter's View and can get information about what is happening with the project by attending tenant's association meetings, which are held on the fourth Tuesday of the month. In addition, newsletters, fliers and information are available on a website, <http://huntersview.info/>, and at the HOPE SF Opportunity Center located at 245 West Point Rd. Tenants will move into other Hunter's View apartments on-site when demolition starts in their part of the development, so the development team, led by John Stewart Company, has been working to create a detailed plan for how this will be done.

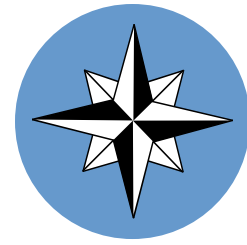
The Hunter's View Tenants Association helped to convene a Relocation Plan Working Group which met 10 times with the city partners and the development team to review and provide input on the relocation plan. The Relocation Plan describes the principals, timelines, rights, and benefits associated with relocation. The working group will also help other residents understand the plan details and how it will affect Hunter's View families.

If you are interested in getting involved or receiving a copy of the Hunter's View Relocation Plan, please contact Margaret Campbell at the John Stewart Company at (415) 345-4400 or email [mcampbell@jsc.com](mailto:mcampbell@jsc.com).

## Leadership Academy cont.

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Leadership Session. Sessions are taught for two hours Bi-monthly over the course of a year. For more information please contact, Kaila Price, HOPE SF Project Manager at 415.701.5518 or email [Kaila.Price@sfgov.org](mailto:Kaila.Price@sfgov.org).



## Program Helps Hunter's View Residents Catch-up on Rent

HOPE SF's goal is to ensure that all existing public housing residents are able to return to the revitalized community. In order to be in "Good Standing" and able to return, an existing resident must be current on rental payments. To assist residents who owe back-rent at Hunter's View, the City of San Francisco launched the Rental Assistance Program (RAP). RAP has been a great success. In March of 2008, 91 out of a total 151 Hunter's View residents were in arrears on their rent. Now, over 75% of the residents who had overdue rent have engaged with the program.

To sign up for RAP, stop by the HOPE SF Opportunity Center at Hunter's View at 245 West Point Rd from 9-Noon or 1-4 pm, Mon thru Fri. Or you can call the following organizations directly to setup an individual meeting time.

Housing Rights Committee  
Contact: Sara Shortt  
415.703.8634

Bay Area Legal Aid  
Contact: John Carella  
415.982.1300 x6333

San Francisco Housing Authority  
Contact: Belinda Jeffries  
415.345.0123

# Frequently Asked Questions About HOPE SF

## **Will you replace all the existing public housing units?**

Yes. In 2007, a task force of residents, advocates, community leaders, and elected officials came together to agree upon principles to guide the HOPE SF development process. The first Guiding Principle of HOPE SF is that there will be *no loss of public housing*, or one-for-one replacement of all public housing units.

## **Will residents have a say in what is developed in their communities?**

Yes. HOPE SF currently does and will continue to involve residents at the highest levels of participation in the entire project, including resident engagement in the planning and implementation of each development. We are also providing training to HOPE SF resident leaders through the HOPE SF Academy with the hope that they will be active participants in the development process.

## **Will residents be able to get jobs in the reconstruction effort?**

Yes. HOPE SF is committed to:  
- Connecting appropriate job training and service

strategies such as CityBuild and Communities of Opportunity to the development process.

- Creating viable employment opportunities for existing residents throughout the development process.
- Offering contracting opportunities to existing residents, local entrepreneurs, and small and disadvantaged businesses.

## **How to HOPE SF projects differ from HOPE VI projects?**

The HOPE SF developments will be mixed-income communities including public housing, affordable housing for working families, and market rate homes. The 5 HOPE VI projects that we have in San Francisco do not include market rate homes, only the replacement of the former public housing units and affordable rental opportunities.

## **Will all residents be able to move back after redevelopment?**

Yes. All residents who are currently on a lease and in Good Standing will be able to move back. "Good standing" means they are current on rent and have not violated any other terms of their lease.

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## **HOPE VI Tour A Success**

Enterprise Community Partners, a national nonprofit with 25 years of experience in community development and affordable housing, has been a strong supporter of HOPE SF. On September 25 and 26, Enterprise hosted a tour of HOPE VI properties in Seattle & Portland for the local HOPE SF Team. The group toured five properties in order to give developers, architects, and decision-makers first-hand knowledge of the projects.

The trip was a huge success. The San Francisco participants found the tours to be valuable, inspiring, and relevant to their work on HOPE SF. Henry Alvarez, Executive Director of San Francisco Housing Authority said, "I was greatly impressed with the facilities, communities, and the look and feel of what I saw. It's a great model which I hope to bring back to San Francisco to incorporate into our planning for our own HOPE SF."

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## **Three New Sites Are Chosen: In Planning Phase**

Sunnydale, Potrero Terrace/Annex, and Westside Courts were chosen as HOPE SF sites. Planning will take 1 ½ to 2 years for each site and at the end of this planning process, each developer will submit their plan for redevelopment to the Mayor's Office of Housing for review.

Given the current economic climate, it is possible that one or more of the developments being planned will need to postpone construction until there are adequate resources. The HOPE SF vision is to rebuild all 2,500 of the existing distressed public housing units in the eight target sites and also add as many as 3,500 more new homes. However, future funding will dictate how fast all HOPE SF developments begin their work.

# HOPE SF Vision Statement

Rebuild our most distressed public housing sites, while increasing affordable housing and ownership opportunities, and improving the quality of life for existing residents and the surrounding communities.



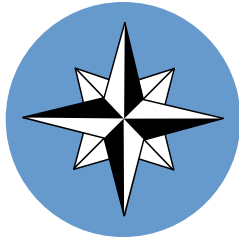
## Who's Who in HOPE SF?

Hope SF is a collaboration between the San Francisco Housing Authority, the Mayor's Office of Housing, and four housing development teams. For general HOPE SF questions, contact the Mayor's Office of Housing at **(415) 415-701-5500**. For Housing Authority related questions, contact Dominica Henderson at **(415) 715-3215** or [hendersond@spha.org](mailto:hendersond@spha.org). Information about a specific site should be directed to the contacts below.

HOPE SF Site	Development Company	Contact Name	Phone Number	Email Address
Hunter's View	John Stewart Company	Margaret Campbell	(415) 345-4400	mcampbell@jsco.net
Sunnydale	Mercy Housing & Related Companies	Tonja Boykin	(415) 355-7132	tboykin@mercyhousing.org
Potrero Terrace & Annex	BRIDGE Housing & BUILD	Lisa Grady	(415) 989-1111	lgrady@bridgehousing.com
Westside Courts	Em Johnson Interest & TMG Partners	Monica Wilson	(415) 255-7346	mwemjint@aol.com

## What about Alice Griffith?

The redevelopment of Alice Griffith, while proceeding according to the principles of HOPE SF, is independent from the HOPE SF program. The San Francisco Redevelopment Agency is overseeing the redevelopment of the Hunter's Point Shipyard and Alice Griffith in partnership with the SF Housing Authority and Lennar, a real-estate developer. For questions about Alice Griffith, please contact Sally Oerth at 415-749-2580 or [sally.oerth@sfgov.org](mailto:sally.oerth@sfgov.org).



# HOPE SF Planning Efforts Need Your Input!

Community and resident feedback is crucial to the success of HOPE SF. If you are interested in getting involved, please attend one of the events below.

## Community Calendar

### January 8

**Event:** SF Housing Authority Commission Meeting  
**Open to:** All  
**Time:** 4:00-6:00pm  
**Location:** 440 Turk St, Commission Meeting  
**Contact:** SFHA  
(415) 554-1200, leev@sfha.org

### January 9

**Event:** HOPE SF Academy Graduation Ceremony  
**Open to:** All  
**Time:** 3:00pm  
**Location:** City Hall, Room 305  
**Contact:** Kaila Price, Mayor's Office of Housing, (415) 701-5518, kaila.price@sfgov.org

### January 10

**Event:** Sunnydale Resident Meeting #2  
**Open to:** Sunnydale Residents  
**Time:** TBD  
**Location:** 1654 Sunnydale Ave  
**Contact:** Tonja Boykin, Mercy Housing, (415) 355-7132, tboykin@mercyhousing.org

### January 10

**Event:** Potrero Focus Group: Safety\*  
**Open to:** Potrero Hill Community Members  
**Time:** 10:00am-12:30  
**Location:** The Neighborhood House- 953 De Haro St  
**Contact:** Lisa Grady, Bridge Housing, (415) 989-1111, lgrady@bridgehousing.com

### January 14

**Event:** Westside Courts Resident Meeting #4  
**Open to:** Westside Courts Residents  
**Time:** 6:00-7:30pm  
**Location:** Westside Courts Community Room  
**Contact:** Monica Wilson, Em Johnson Interest (415) 255-7346, mwemjint@aol.com

### January 22

**Event:** SF Housing Authority Commission Meeting  
**Open to:** All  
**Time:** 4:00-6:00pm  
**Location:** 440 Turk St, Commission Meeting  
**Contact:** SFHA (415) 554-1200, leev@sfha.org

### January 24

**Event:** Potrero Focus Group: Sustainability\*  
**Open to:** Potrero Hill Community Members  
**Time:** 10:00am-12:30  
**Location:** TBD  
**Contact:** Lisa Grady, Bridge Housing, (415) 989-1111, lgrady@bridgehousing.com

### January 27

**Event:** Hunter's View Resident Meeting  
**Open to:** Hunter's View Residents  
**Time:** 5:30-7:00pm  
**Location:** Hunter's View Tenant's Association Office  
**Contact:** Margaret Campbell, Hunter's View Community Partners, (415) 345-4490, mcampbell@jsco.net

### February 7

**Event:** Potrero Focus Group: Open Space & Circulation\*  
**Open to:** Potrero Hill Community Members  
**Time:** 10:00am-12:30  
**Location:** TBD  
**Contact:** Lisa Grady, Bridge Housing, (415) 989-1111, lgrady@bridgehousing.com

### February 11

**Event:** Resident Meeting #5  
**Open to:** Westside Courts Residents  
**Time:** 6:00-7:30pm  
**Location:** Westside Courts Community Room  
**Contact:** Monica Wilson, Em Johnson Interest, (415) 255-7346, mwemjint@aol.com

### February 12

**Event:** SF Housing Authority Commission Meeting  
**Open to:** All  
**Time:** 4:00-6:00pm  
**Location:** 440 Turk St, Commission Meeting  
**Contact:** SFHA, (415) 554-1200, leev@sfha.org

### February 21

**Event:** Potrero Focus Group: Building Prototypes & Parking\*  
**Open to:** Potrero Hill Community Members  
**Time:** 10:00am-12:30  
**Location:** TBD  
**Contact:** Lisa Grady, Bridge Housing, (415) 989-1111, lgrady@bridgehousing.com

\* To sign up for Potrero Focus Groups send an email to [potrero@bridgehousing.com](mailto:potrero@bridgehousing.com) and note which focus group you wish to attend.