

HOPE SF

In the fall of 2006, San Francisco's Mayor Gavin Newsom and Supervisor Sophie Maxwell selected a broad-based task force to provide recommendations for addressing conditions in San Francisco's most distressed public housing while also enhancing the lives of its current residents based on the successful HOPE VI model.

The SFHA identified for redevelopment five obsolete and dilapidated low density family sites with potential for one-for-one replacement of the public housing plus other affordable, first-time homebuyer, and market housing. These sites include Hunters View, Alice Griffith, Potrero Terrace, Potrero Annex, and Sunnydale/Velasco. The revitalization of the five communities is a priority for the City's Consolidated Plan, the Housing Element, and the Mayor's HOPE SF Task Force. The HOPE SF Task Force developed the guidelines outlined below as major initiatives for funding, collaboration, and partnership. The SFHA's revitalization and disposition priorities are consistent with these guidelines.

HOPE SF Task Force Vision

"To 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"

HOPE SF Task Force Principles

1. Ensure No Loss of Public Housing
2. Create an Economically Integrated Community
3. Maximize the Creation of New Affordable Housing
4. Involve Residents in the Highest Levels of Participation in Entire Project
5. Provide Economic Opportunities Through the Rebuilding Process
6. Integrate Process with Neighborhood Improvement Plans
7. Create Environmentally Sustainable and Accessible Communities
8. Build a Strong Sense of Community

HOPE SF Key Next Steps

MOHCD continues to be the lead implementing agency for the real estate development component of HOPE SF, the Mayor's signature anti-poverty initiative that works to revitalize the five largest and most distressed public housing sites as mixed-income developments. The real estate and infrastructure component of HOPE SF requires the complete demolition and rebuilding of the five sites along with new streets, parks and open spaces, and community space that will physically reconnect these sites to their surrounding neighborhoods. HOPE SF also includes family-focused community building, neighborhood based health and wellness supports, integrated neighborhood

education supports, targeted early care supports, economic mobility pathways for opportunity youth and community policing. In total, the City's HOPE SF initiative will replace 1,904 public housing units, add 1,026 new affordable housing units serving low- and very-low income households, and provide 2,357 workforce units for sale and for rent. The HOPE SF public housing sites are:

1. Hunters View – 267 public housing units
2. Alice Griffith – 256 public housing units
3. Potrero Terrace – 469 public housing units
4. Potrero Annex – 137 public housing units
5. Sunnydale-Velasco - 775 public housing units

Highlights for HOPE SF:

- Alice Griffith, the second HOPE SF project, completed construction on its initial phase: Dr. George W. Davis Senior Residence and Senior Center, an off-site senior housing development. All 120 dwelling units have been leased up.
- Alice Griffith commenced construction on-site with Phase 1 and 2 consisting of 184 replacement and affordable housing units in March 2015.
- Sunnydale and Potrero are continuing their community building activities as described in their Transformation Plans funded by their successful Choice Neighborhoods Initiative Planning Grants awarded by HUD to both sites in 2012.

Hunters View



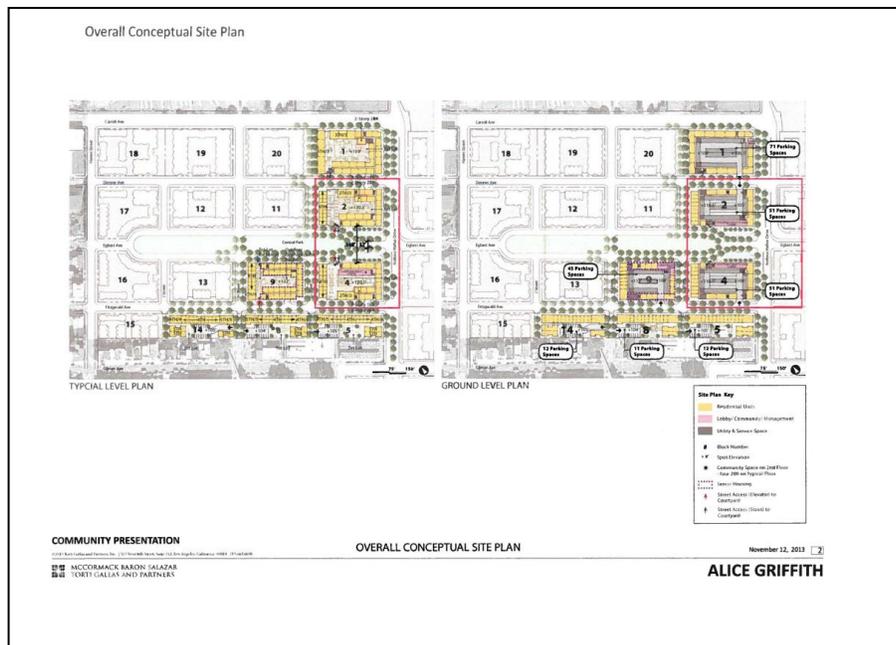
The SFHA in partnership with the City and County of San Francisco (the "City"), through its HOPE SF Program, initiated the revitalization of the Hunters View Public Housing Development in 2005.

The Development will be constructed in three phases and consists of (i) the demolition of the original 267 public housing apartment units on the Property; and (ii)(a) the new

construction of 267 replacement public housing units, plus up to an additional 533 mixed income housing units, (b) the construction of off street parking, new roadways, and sidewalks, (c) the construction of up to 6,500 square feet of neighborhood servicing retail space, and (d) the construction of up to 8,500 square feet of child care space, community parks, and landscaping.

Phase I of the Development was completed in 2013 with the demolition of a portion of the existing Hunters View buildings, and the construction of 107 rental housing units and public improvements, including new open space and pathway areas and new street improvements. Phase II is divided into three sub-phases, including Phase IIA(1), Phase IIA(2) and Phase IIB.

Alice Griffith:



The Alice Griffith Public Housing Project will be rebuilt with one-for-one replacement of 256 public housing units and an additional 248 additional tax credit affordable units (the "Alice Griffith Replacement Housing Project"). The Alice Griffith Replacement Housing Project is a portion of the Housing Plan of the Candlestick

Point and Phase 2 Hunters Point Shipyard Project, being developed by CP Development Co., LP, pursuant to that certain Disposition and Development Agreement dated June 3, 2010 between the Master Developer and the former Redevelopment Agency of the City and County of San Francisco, now the Office of Community Investment and Infrastructure (the "Agency" or "OCII") (the "Agency DDA"). The Housing Plan of the DDA includes an additional 382 market-rate units, 43 inclusionary units (affordable to households up to 120% of Area Median Income (AMI)), and 281 workforce units (affordable to households earning more than 120% of AMI, but priced below market) for a total of 1,210 units to be developed in the 5 phases of the Candlestick Point and Phase 2 Hunters Point Shipyard Project.

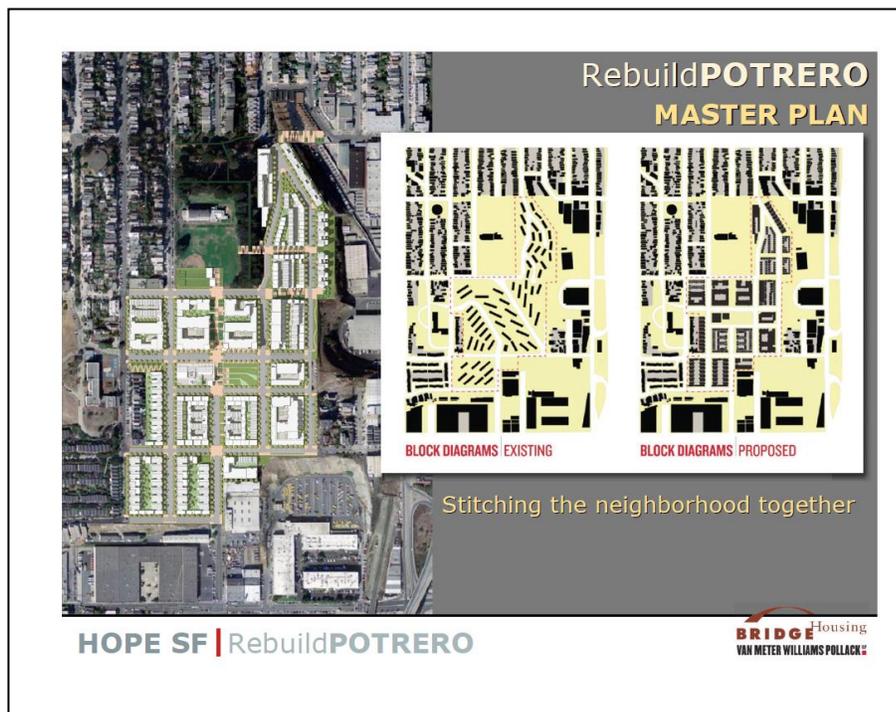
On October 14, 2010, the Board of Commissioners of the Housing Authority of the City and County of San Francisco, (Board) authorized the SFHA to enter into an Exclusive Negotiating Rights Agreement (ENRA) with

the Master Developer and McCormack Baron Salazar, Inc. (MBS) to redevelop Alice Griffith Housing Development. The rights of the Master Developer and MBS under the ENRA were subsequently assigned to Double Rock Ventures, LLC, an affiliate of MBS (Developer), to develop a revitalization plan for Alice Griffith Public Housing ("Alice Griffith").

In 2010, the SFHA became the co-applicant with MBS in applying to HUD for a Choice Neighborhoods Initiative (CNI) implementation grant. In 2011, HUD awarded the Alice Griffith Housing Development \$30,500,000. The goals of CNI include replacing distressed public and assisted housing with high-quality, mixed-income housing that is integrated into the neighborhood; supporting public and private investment in distressed neighborhoods to offer amenities and assets that are important to families; and improving educational outcomes and intergenerational mobility for youth with services and supports delivered directly to youth and their families.

This development adheres to all of the HOPE SF principles in the revitalization of this severely distressed property and meets the CNI goals, transforming it into a 504-unit, mixed-income community that complements and builds upon existing neighborhood assets and local revitalization efforts underway in the area, as part of the larger Candlestick Point revitalization plan. City partners working on various parts of neighborhood asset building include the San Francisco Unified School District, Office of Economic and Workforce Development, Department of Children, Youth and their Families, Department of Public Health, the Human Services Agency, First Five, and the San Francisco Police Department.

Potrero Terrace and Potrero Annex:

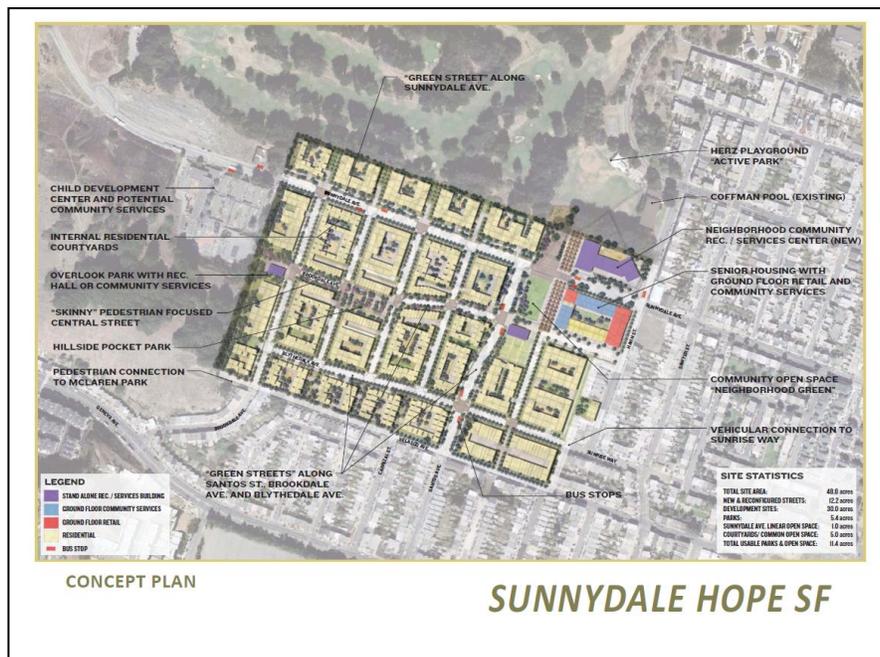


Part of the HOPE SF Initiative, Potrero Terrace and Potrero Annex public housing will be revitalized through a master planned, new construction development. The proposed project will consist of: (i) the demolition of the existing 61 two-story and three-story residential buildings comprised of 606 public housing dwelling units on the property; (ii) the construction of up to 1,700 new dwelling units, including one-for-one replacement of the

existing public housing units, affordable rental units, and market-rate rental and for-sale units; (iii) the construction of up to 15,000 square feet of neighborhood-serving retail and/or flex space; (iv) the construction of up to 35,000 square feet of community space; (v) the development of approximately 7 acres of new open spaces, including a community garden and secure outdoor courtyards within residential buildings; and (vi) the development of a reconfigured street network.

The demolition and new construction will be phased. The first demolition is planned for early 2018. Residents in the first demolition phase will either move into a newly constructed building to be developed on a site immediately adjacent to the public housing site, if subsidies are available and awarded, or residents will be relocated to other on-site or off-site units. Once the first phase of demolition is complete, two new buildings will be constructed and will include public housing replacement, tax credit affordable, and market rate units, along with adjacent street and sidewalk infrastructure. Subsequent housing and infrastructure development will occur in phases. The total anticipated timeline for development is 10-12 years.

Sunnydale and Velasco



Part of the HOPE SF Initiative, Sunnydale and Velasco public housing will be revitalized through a master planned, new construction development. The proposed project will consist of: (i) the demolition of the existing 94 two-story residential buildings comprised of 775 public housing dwelling units on the property; (ii) the construction of up to 1,700 new dwelling units, including one-for-one replacement of the existing

public housing units, affordable rental units, and market-rate and affordable for-sale units; (iii) the construction of up to 16,200 square feet of neighborhood-serving retail space; (iv) the construction of up to 46,300 square feet of community service, recreational and educational facilities and space; and (v) the development of approximately 11 acres of new open spaces, including a community garden, a farmer's market pavilion and secure outdoor courtyards within residential buildings.

You can find more information on the HOPE SF program here: <http://hope-sf.org/>