



# SAN FRANCISCO HOUSING AUTHORITY

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Date: October 22, 2009

To: San Francisco Housing Authority Commissioners

Presented By: Barbara T. Smith, Housing Development & Modernization Administrator  
Dominica Henderson, HD & MOD Management Analyst

Subject: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT  
TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
AN APPLICATION FOR \$22,000,000 FOR THE HOPE VI REVITALIZATION  
GRANT FOR CA00100954, HUNTERS VIEW

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## SUMMARY

This resolution authorizes the Executive Director to submit an application for HOPE VI funds for CA00100954, Hunters View.

The U.S. Department of Housing and Urban Development released a notice of funding availability for the HOPE VI Revitalization Grants Program. The purpose of the grant is to improve physical and socio-economic conditions of severely distressed public housing sites. The Authority hopes to receive this grant funding in order to contribute to the redevelopment of Hunters View.

The Hunters View revitalization project will redevelop all 267 public housing units that currently exist on the site and add about 475 mixed-income rental and ownership units, for a maximum total of 800 newly constructed housing units. In addition to housing, the proposed site plan also includes recreational facilities, open space, and other amenities. A site plan and architectural renderings are attached as well as a breakdown of the highlights of the application.

The Hunters View Associates (Developer), Hunters Point Affordable Housing, The John Stewart Company, and Devine & Gong, Inc., are the selected developer. The Developer and the Authority recently executed a Master Development Agreement (“MDA”) for the entire site and are currently negotiating a Development Disposition Agreement (“DDA”) Phase I. Additionally, the Authority, Developer, and City team are collaborating with residents of Hunters View to prepare the application and the Revitalization Plan.

## FINANCIAL IMPACT

Authorization allows the Authority to submit an application for \$22 million in funding for the Hunters View revitalization project. The application requests about \$20,900,000 for physical site improvements, and \$1,100,000 for community supportive services.

## DEPARTMENT’S REQUESTED ACTION

Staff recommends adoption of the Resolution.

## EXECUTIVE DIRECTOR’S RECOMMENDATION

I concur with the requested action.

**Resolution No.** \_\_\_\_\_

**Date Adopted** \_\_\_\_\_

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AN APPLICATION FOR \$22,000,000 FOR THE HOPE VI REVITALIZATION GRANT FOR CA00100954, HUNTERS VIEW**

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WHEREAS, on July 14, 2009, the U.S. Department of Housing and Urban Development (“HUD”) issued a notice of funding availability for the FY2009 HOPE VI Revitalization Grant Program (“HOPE VI”); and

WHEREAS, the Authority will submit an application in response to the HOPE VI the deadline for submission of the application is November 17, 2009; and

WHEREAS, the Authority complies with all fair housing, non-discrimination, other applicable federal, state and local laws.

WHEREAS, the Authority and the Developer have also made significant progress by executing the terms and conditions in the Master Development Agreement, and negotiating a DDA for Phase 1 of the Hunters View Project; and

WHEREAS, the current revitalization plan proposes, in three phases, demolition and the construction of up to 800 mixed-income units at Hunters View with multi-purpose community facilities, a child care center, and some neighborhood serving retail space; and

WHEREAS, the proposed financing includes local HOPE SF funds, low income housing tax credit equity through a ground lease disposition to a limited equity partnership, and other funds; and

WHEREAS, the Authority must meet and comply with the policies, procedures and requirements prescribed by HUD for conducting mixed-finance development, including requirements set forth in 24 CFR 941, Subpart F; and

WHEREAS, since 2006 the Authority and the Developer have consulted regularly with residents and the tenant association at the Development and subsequently updated the Commission; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The above recitals are accurate, and have served, together with the staff report, as the basis for the approvals set forth below.
2. The Executive Director of the Authority is authorized to submit to the Department of Housing and Urban Development a funding application for \$22,000,000 for the HOPE VI Revitalization Grant Program, for CA00100954, Hunters View.
3. This Resolution shall take effect immediately.

APPROVED AS TO FORM  
AND LEGALITY:

REVIEWED BY:

\_\_\_\_\_  
TIM LARSEN  
Assistant General Counsel

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HENRY A. ALVAREZ III,  
Executive Director

Date \_\_\_\_\_

Date \_\_\_\_\_