



Hope SF Community Newsletter

Spring 2008

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The HOPE SF Vision Statement

Rebuild our most distressed public housing sites, increase affordable housing and ownership opportunities, and improve the quality of life for existing residents and neighboring communities.

Back Rent Assistance Program Launches at Hunters View

HOPE SF's goal is to ensure that all *existing* public housing residents in good standing are able to return to the revitalized community.

Therefore, on March 5, 2008, the City of San Francisco launched the Resident Assistance Program (RAP). RAP will assist public housing residents in HOPE SF developments who owe back rent with getting current on their rent.

In order to be in good standing and able to return, an existing resident must be current on rental payments and not be in violation of the other provisions of their lease.

RAP launched at **Hunters View**, yet will be offered to other develop-

ments as the development process begins there. Thus, it will subsequently launch at **Alice Griffith, Sunnydale, Potrero Terrace and Westside Courts**.

Advocates from Bay Area Legal Aid and the Housing Rights Committee as well as employees from the San Francisco Housing Authority's Fair Housing Resident Services Office are available to provide *one-on-one assistance* to anyone interested in joining RAP, correcting rental payment amounts, and addressing other issues you may be having with your housing.

Through RAP, a resident will receive the following assistance:

1. Residents receive \$150 incentive payments for paying on-time

All RAP participants will receive quarterly incentive payments when they pay their rent and (if applicable) payment plans on time for three months in a row. So, RAP participants who pay on-time will either receive a \$150 gift card OR a \$150 credit on their back rent amount if they owe back rent.

2. Residents can establish affordable payment plans to pay back rent over two years.

RAP participants can enter into affordable payment plans to pay back rent over the course of two years. These plans will be tied to a resident's income and therefore ability to pay.

Update on Vacant Unit and Public Housing Repairs

The HOPE SF rebuilding process will take years, but in the short-term the City has taken steps to address the immediate repair needs at many public housing sites. In Fall 2007, Mayor Newsom and the Board of Supervisors created a \$2 million budget to tackle repairs that would improve residents' safety, security, health and accessibility.

One of the highest repair priorities was fixing vacant units as quickly as possible. When a tenant moves out, the vacant unit often becomes a fire hazard or attracts squatters who move-in illegally. Both situations pose enormous safety and security risks for the community. Already, the Housing Authority has successfully repaired 158

vacant units at Alice Griffith, Sunnydale, Westside Courts and Alemany. HOPE SF funds paid for new kitchen appliances, refinish flooring, and repaint interior walls. All of these units are either occupied by new tenants or in the process of being leased-up.

Repairs are also planned
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Update: What's Going on at Hunters View?

The first HOPE SF project, Hunters View, is well underway and making significant progress toward starting construction.

The development team has almost completed the Design for Development Document, which will layout design guidelines for the entire site for the life of the project. The Environmental Impact Report is currently available for public comment.

The development team is also working diligently towards submitting different applications for financing,

including, a California Department of Housing and Community Development Infill Incentive Grant to pay for new infrastructure such as parks and sewers., and a Multifamily Housing Program Grant to pay for building the first phase of affordable housing.

The site will be developed in three Phases, with the first phase starting mid 2009. Construction is expected to take 18 to 24 months for the first phase, with the first residents moving into brand new units in 2011.

The efforts to get residents ready are well underway as well. The Housing Authority has prepared close to 20 units in preparation for the first Phase of relocated residents on-site. The goal is to minimize the number of times a family will have to move around onsite, with Phase III families moving directly into new units.

For more information, please contact Margaret Campbell at the John Stewart Company at 345-4400 or Erin Carson at the SF Redevelopment Agency at 749-2400.

Next 3 Hope SF Sites Selected For Predevelopment

In October 2007, the Housing Authority issued a Request for Qualifications to identify developers interested in redeveloping the next phase of HOPE SF properties.

SFHA staff, public housing residents and MOH/SFRA staff took part in the selection process that included proposal review and team interviews.

On March 11, 2008 The San Francisco Housing Authority's Commission chose three development teams to move forward:

- **Mercy Housing California/ Related Companies California** for the Sunnysdale/Velasco site.
- **Bridge Housing** for the Potrero Terrace & Annex site.
- **EM Johnson/TMG** for

the Westside Courts site. These teams will begin meeting with residents over the next few months to provide more information on the development process.

For more information, please contact Barbara Smith, Housing Development and Modernization Administrator at the San Francisco Housing Authority at 554-1200 or smithb@sfha.org.

Update on Vacant Unit and Public Housing Repairs (cont'd)

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for other public housing sites as well, again focused on improving residents' safety and security.

For example, at 350 Ellis, 666 Ellis and Ping Yuen, malfunctioning security gates and inadequate fencing allow nonresidents to gain access to these properties causing daily security concerns. During the next few months, SFHA work crews will repair or replace old entry gates fortifying ac-

cess points with better lighting, security cameras and intercoms.

At Potrero Annex, deteriorating pipes and erosion have contributed to exterior drainage problems and water backup outside residential units. During the next few months, SFHA work crews will make repairs to the sewer system as well as improve site conditions to divert water flow away from residential units.

Holly Courts (new handrails and pavement), 1750 McAllister (new fire alarm system) and Rosa Parks (improved sewer system) will also see public space repairs this summer.

MOH and SFHA will begin planning a new program of repairs in the coming months for the 2008-2009 year. If there are repairs you would like to see completed in your community, please contact your property manager.

HOPE SF Academy kicking off in April

The San Francisco Housing Authority is sponsoring a leadership academy for public housing tenants.

The leadership academy called the HOPE SF Academy, is comprised of residents from selected HOPE SF sites. These residents will not only educate residents about the development proc-

ess but also provide them with the tools to disseminate information in the communities they represent and provide input on policy development for HOPE SF.

HOPE SF Academy participants meet twice a month with instructors from the San Francisco Housing Authority, the Mayor's Office Of Hous-

ing, the San Francisco Redevelopment Agency, and experts from community based organizations and development companies.

If you are interested in participating in the HOPE SF Academy, please contact Joyce Armstrong at SFHA at 345-0125. The next class will begin in Fall 2008.

HOPE SF: Frequently Asked Questions

Q: What is HOPE SF?

A: HOPE SF is an initiative to rebuild San Francisco's severely distressed public housing sites, while increasing affordable housing and ownership opportunities, and improving the quality of life for existing residents and the surrounding communities.

Q: Has the City rebuilt public housing before?

A: San Francisco has been active in public housing re-

talization for the past 15 years.

During this period, the City has rebuilt five public housing sites as part of the federal HOPE VI program. In partnership with private and non-profit developers, the San Francisco Housing Authority revitalized public housing communities in North Beach, the Mission District, and Hayes Valley. All of these developments feature a mix of incomes and architecture that blend seamlessly into the surrounding neighborhood.

Q: How many units are being rebuilt and at what cost?

A: The first phase of HOPE SF calls for local funds to finance the rebuilding of 800-900 units of the City's most distressed public housing.

The public housing units will be rebuilt as part of mixed-income developments similar in scale to typical San Francisco neighborhoods, including 250-350 new affordable homes and 700-900 new market-rate homes.

Back Rent Assistance Program Launches at Hunters View (cont'd)

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residents who have made all of their regular payments and are in good standing (no other lease violations) will be given a "Good Standing Grant" that relieves any remaining debt.

To sign up for RAP, stop by the HOPE SF Opportunity

Center at Hunters View at 245 Westpoint 9-12 noon or 1-4 pm, Monday-Friday. Or you can call the following organizations directly and they will set up an individual time to meet with you:

Housing Rights Committee
Contact: Sara Shortt

415.703.8634

Bay Area Legal Aid
Contact: Caneel Fraser
415.354.6344

San Francisco Housing Authority
Contact: Belinda Jeffries
415.345.0123

HOPE SF Guiding Principles

Last year, a task force of residents, advocates, community leaders and elected officials came together to agree upon the following principles to guide the HOPE SF development process:

1. Ensure No Loss of Public Housing
 - One for one replacement public housing units
 - Make every unit modern and of high quality
 - Commit to minimize displacement of existing residents
 - Phase the rebuilding of the sites
 - Emphasize onsite relocation
2. Create an Economically Integrated Community
 - Building a public housing ladder that includes: public housing, affordable housing, and market rate housing
 - Emphasis on the priority needs of family housing
3. Maximize the Creation of New Affordable Housing
 - Create as much affordable rental and ownership housing as possible on the sites
 - Fund the rebuilding of the public housing using profits from the market-rate housing
4. Involve Residents in the Highest Levels of Participation in the Entire Project
 - Resident engagement in planning and implementation
 - Develop mechanisms for residents to engage in the process
 - Resident-driven occupancy criteria
5. Provide Economic Opportunities through the Rebuilding Process
 - Connect appropriate job training and service strategies such as CityBuild and Communities of Opportunity to the development process
 - Create viable employment opportunities for existing residents through the development process
 - Take advantage of contracting opportunities with existing residents, local entrepreneurs, and small and disadvantaged businesses
6. Integrate Process with Neighborhood Improvement Plans
 - School improvement and reform
 - Parks improvements
 - Improved transportation
 - Enhanced public safety
 - Neighborhood economic development
7. Create Environmentally Sustainable and Accessible Communities
 - Incorporate green building principles
 - Include design elements that meet long-term accessibility needs
8. Build a Strong Sense of Community
 - Solicit input from entire community in planning and development process
 - Include current and prospective residents
 - Reach out to engage neighbors