

# **DRAFT BAYVIEW HUNTERS POINT FRAMEWORK HOUSING PROGRAM**

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The Draft Framework Housing Program was approved by the Bayview Hunters Point Project Area Committee (“PAC”) at its meeting on March 20, 2003. At the request of Agency staff, the PAC subsequently formed a special Framework Housing committee to take additional community input on the document. This March 15 revised Draft is the product of the work of Agency staff, in consultation with the Framework Housing committee.

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## I. INTRODUCTION

Bayview Hunters Point consists of residential neighborhoods that have the highest home ownership rates in the City and County of San Francisco. The community has also traditionally offered housing opportunities, both ownership and rental, to families and individuals with modest incomes and thereby, has retained the ambience of the family neighborhood. However, as evaluated in the Bayview Hunters Point Revitalization Concept Plan, the long-standing stability of the neighborhoods that comprise Bayview Hunters Point are threatened by the lack of:

- Affordable housing linked to increasing housing costs and high demand, causing housing to become increasingly unavailable for many existing residents and creating concerns that residents will no longer be able to live their neighborhoods;
- Variety in housing unit types and sizes that serve the needs of all age groups and families, tending instead to developments of single focus “one-size-fits-all” housing;
- Home maintenance programs to help aging or at-risk homeowners; and
- Homebuyer assistance programs informing and linking residents who wish to own their homes with lending programs and local opportunities for homeownership.

The purpose of this document is to establish policies and standards that will guide the San Francisco Redevelopment Agency (“Agency”) and the Bayview Hunters Point Project Area Committee (“PAC”) in implementing the Bayview Hunters Point Redevelopment Plan and in addressing the issues described above. The use of land and buildings shall be in accordance with the Bayview Hunters Point Redevelopment Plan, the standards and guidelines which may be set from time to time and set forth by the Agency in this Framework Housing Plan and by the City Planning Code. For real property outside the Redevelopment Project Area but within the Bayview Hunters Point Redevelopment Survey Area, the Framework Housing Program shall be used as guidelines for residential development and redevelopment.

The maximum basic height of residential buildings shall range between 40 and 65 feet depending upon the Height and Bulk district of the Planning Code; certain buildings may qualify for the Affordable Housing Height and Density Bonus. Building types shall be those permitted by the San Francisco Building Code. The total number of new residential units within the Redevelopment Project Area shall not exceed 4,000 over the life of the Project Area.

The Redevelopment Plan, the Planning Code and the Zoning Maps will control the specific use of the buildings. In the event of a conflict, the Redevelopment Plan will govern.

## II. BASIS FOR HOUSING PROGRAM

The Bayview Hunters Point Community Revitalization Concept Plan concludes that a major issue for community residents is the fear of displacement. In future years increasing pressure will be placed upon Bayview housing prices and availability as market forces decrease the supply of affordable housing in the City at large, and new households in San Francisco find little in the way of low and moderate income rental accommodations. Fostering a balance of housing types and income levels will be one of the greatest challenges the community faces. Only by achieving this balance can positive community revitalization occur without wholesale displacement of existing residents.

Many households in Bayview Hunters Point struggle to acquire and maintain affordable housing. This situation is in part the result of the fact that the median household income in the Bayview Hunters Point neighborhood (\$44,626 in 2000) is only 80% of the area median income ("AMI") for the City (\$53,630 in 2001).<sup>1</sup> The most vulnerable members of the community are single female householders with young children, the elderly, and youth. Most are persons of color. The highest level of homeownership in the City is found here, but a majority of these homeowners are elderly African Americans living on limited incomes who are at risk of losing their homes, experiencing difficulty in maintaining them, or unable to pass them on to relatives due to their inability to afford them.

Affordable rental units are increasingly unavailable for many people. Rental rates have increased dramatically over the last decade as housing construction slowed, pricing out existing residents even as the City population increased significantly. Few can afford to rent appropriately sized units for their family's size, despite an estimated 52 %growth in San Francisco's AMI since 1990. Of particular concern to the community are renters using HUD Section 8 housing assistance vouchers who are threatened by the lack of available units or the loss of this assistance, which results in the gap between the "haves" and "have-nots" growing ever wider.

There is a tremendous difference between what is available in the marketplace and what working and middle class people can afford for all types of housing, whether for rent or ownership. In addition to the affordability issues, the community is concerned about the large number of abandoned and blighted residential buildings. The Framework Housing Program will provide policies for addressing these concerns as well.

#### Summary of Housing Issues for Renters:

- There is an extreme shortage of rental units for all income groups but especially for very low income households earning less than 50% of the AMI.
- The units being built or available for rent are rarely big enough for large household sizes.

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<sup>1</sup> Source is Bay Area Economics.

- Approximately two-thirds of all existing renters in the community face excessive housing cost burdens (paying more than 30% of their income for housing).
- Market-rate rents are not affordable to more than half of existing residents; only households earning more than 75 %of AMI can afford to rent available units without experiencing an excessive cost burden.
- For those households earning 25 %or less of AMI the major housing resource is public housing stock, much of which is in need of substantial renovation or replacement.

The San Francisco Housing Authority is currently at work on obtaining grants and other funds to rehabilitate, improve, replace and expand public housing developments in Bayview Hunters Point. However, the need for this type of housing is greater than what public housing alone can provide. Separately, the Redevelopment Agency is currently working with residents in its redevelopment project areas in efforts to preserve Section 8 affordable rental units at risk of conversion. Other efforts to provide affordable housing include supporting non-profit owned, Agency or City-funded developments and inclusionary provisions in privately developed housing that set aside a percentage of units in new developments for households in lower income-ranges.

The Agency provides for the funding of affordable housing programs and activities through the use of tax increment funds that accrue in its redevelopment project areas. Such funds are for use by the Agency as allocated to it by the City and County of San Francisco. The Agency funds are not available for use by other City agencies and departments, or other local, State or federal agencies, such as the Housing Authority.

Given that the cost of developing units affordable to lower income households almost always exceeds the revenue that is generated from the rental or sale of these units (the “affordability gap”), developers typically require the affordability gap to be filled through public subsidization in order to build units affordable to lower income groups. The development of rental housing for households earning less than 50 %AMI can provide nearly twice as many housing opportunities as the development of ownership housing for households at 80% of AMI for the same subsidy amount, not counting the use of special sweat equity and private financing programs such as those employed by Habitat for Humanity. For example, \$1 million of public subsidy in today’s dollars could produce approximately 20 rental units seniors or 10 rental units for large families or five (5) single family houses for very low income households.

#### Summary of Housing Issues For homeowners:

- The majority of households (53% in 2000) are homeowners and the majority of homeowners are seniors on limited incomes.
- At least one-third of existing homeowners face excessive housing cost burdens (paying greater than 33% of their income for housing costs).

- Approximately 85% of existing Bayview residents cannot afford to buy market rate homes for sale in the community; typically only households earning more than 100% of AMI can afford to buy entry-level market rate homes and there are not enough of these in the Project Area to meet the need.

For limited-income homeowner households, the major issue is maintenance assistance and access to counseling should the need for financial help arise. The majority of housing units in Bayview Hunters Point--66% --are single family houses. [The reason for the greater number of single family units than single family households is the significant number of households renting all or a portion of single family units.] Many of the single family houses are on lots large enough to allow the addition of new rental housing units the income from which, assuming market rate rents, can offset a portion of the homeowner's renovation costs in addition to the costs of building the new units. Current zoning rules would need to be changed to allow development of these second units. Meanwhile, existing neighborhoods have infill opportunities for new single family, duplex, or triplex housing on currently empty lots. Nonprofit and for-profit developers wanting to build affordable infill housing for homeownership will likely need subsidies from public agencies to close the affordability gap.

Parcels that become available for redevelopment and provide more opportunities for homeownership will become possible through inclusionary requirements (where the developer is required to set aside a certain percentage of units as affordable units). In other cases, the Redevelopment Agency may be able to acquire parcels and work with the community and local developers to make them available as 100% affordable homeownership developments.

In addition to new affordable ownership housing units, other mechanisms should be explored for assisting existing lower income homeowners to avoid displacement. These include senior housing developments with services to provide assistance with daily living, reverse annuity mortgage programs that allow current senior homeowners to remain in place as they age (living off their stored equity in their homes), and lease-to-own programs.

The mix of institutional and some commercial uses gives the neighborhood its unique character, and is to be preserved. To achieve this end there must be carefully planned buffers between residential and industrial land uses. Many Project Area residences suffer from traffic or industrial operations surrounding them, including trucks on residential streets and noise or pollution caused by adjacent facilities. Mitigating measures need to be installed to ensure the continued co-existence of these disparate uses into the future. Obsolete industrial facilities outside of protected industrial land use zones are becoming available for redevelopment, creating the need for more specific plans that detail how and where new residential development should occur and ensure the appropriate integration of new residences with industrial areas.

### **III. PROGRAM OBJECTIVES AND POLICIES**

Among the foremost stated goals of the Bayview Hunters Point community is the retention of current residents and ultimate enhancement of existing neighborhoods as new growth occurs. Fulfillment of this goal requires thoughtful consideration of how the benefits of revitalization can be achieved while providing enough affordable housing in appropriate locations to ensure that the unintended economic displacement of existing residents is kept to a minimum. These goals include maintenance of the elements that make the Bayview Hunters Point a livable community including: cultural histories, traditions, and neighborhood identity. By building upon the community's character and assets, new residential development will respect the community's values and accommodate its diversity. Following are objectives for housing and residential development throughout Bayview Hunters Point proposed to meet community housing needs and accompanying policies that will guide production and retention of affordable and market rate housing consistent with the Agency's Housing Participation Policy (HPP) as amended to conform to the City's Inclusionary Affordable Housing Program Ordinance effective May 5, 2002 (the "Ordinance").

Objective 1: Preserve the existing housing stock.

Preserve housing affordability throughout Bayview Hunters Point for both renters and owners with a particular focus on preserving housing units that serve the neediest residents, including seniors, single-parent families, and Section 8 renters.

Policy 1: Strengthen public programs that provide financial assistance to current homeowners (see Section V) and conduct rigorous outreach and coordination of financial resources to those in need.

Policy 2: Preserve existing residential neighborhoods through public programs specifically targeting seniors and single-parent householders experiencing excessive housing cost burdens.

Policy 3: Strengthen community continuity through public programs designed to encourage former residents of Bayview Hunters Point to move back to the community.

Policy 4: Create partnerships with organizations and service groups who can donate labor, tools and materials to homeowners needing help with maintenance needs.

Policy 5: Encourage the Department of Building Inspection ("DBI") to require landlords to bring their rental properties into compliance with health and building codes. Encourage DBI to be proactive by providing information about alternatives and programs to provide assistance. Demolition is to be used only after all other options are thoroughly examined and discussed in a public hearing. Renovation and repair

are always preferred to demolition.

- Policy 6: All publicly funded housing on land owned by the Agency or the City or land acquired with funds controlled by the Agency or the City shall be owned by the Agency, or at the Agency's option, the City, and must use a ground leased structure in which the land underneath the development would be owned by a public agency or land trust that would in turn lease the land to the developer/owner for a term of 90 years (including any option period) to ensure the longest possible affordability (the "Ground Lease Policy").
- Policy 7: Notwithstanding Policy 6 above, owners of record of property in the Survey Area at the time of its creation by the Board of Supervisors in 1995 may participate in publicly funded affordable housing developments if the owner ground leases the land for at least 60 years to a nonprofit public benefit 501(c)(3) organization which then uses public funds to develop the site as affordable housing without violating Policy 6. Such exceptions to the Ground Lease Policy may be made with the approval of the Agency in unusual and compelling circumstances.
- Policy 7: Strengthen preservation and assistance programs that serve the neediest residents who earn less than 50% AMI and rent their homes, including seniors, single-parent families, and Section 8 renters. This includes funding the public purchase of threatened affordable rental housing developments whenever possible.

Objective 2: Promote residential occupancy by Project Area residents.

Promote residential occupancy of new residential units and existing residential units available through resale by residents of the Project Area to the maximum extent possible.

- Policy 1: First preference for occupancy of all new units in the Project Area must be given to Certificate of Preference Holders displaced from the Hunters Point Project Area. Second preference for occupancy must be given to Certificate of Preference Holders displaced from other Agency Project Areas. Third preference for occupancy shall be given to residents of the Project Area to the extent legally permissible.
- Policy 2: Encourage Project Area residents, particularly Certificate of Preference Holders from the Hunters Point Project Area, to seek housing opportunities.

- Policy 3: Encourage developers to pre-qualify applicants for residential opportunities
- Policy 4: Encourage developers to conduct extensive outreach on such opportunities within the Project Area.
- Policy 5: Encourage developers to sell or lease all residential units on a first come first served basis.

Objective 3: Maintain the existing balance between ownership and rental housing.

Maintain the existing balance between ownership and rental opportunities while increasing the overall housing supply with new affordable housing incorporated into each neighborhood within the community.

- Policy 1: Assist existing residents earning 40 to 100% AMI currently living in rental housing to become homeowners in the community through all available public subsidy programs (see Section V).
- Policy 2: Educate and provide citizens with creative measures for new affordable development, including sweat equity participation and other measures that let people participate in making affordable housing a long-term reality.
- Policy 3: Encourage landlords of Section 8 HUD-assisted residential developments to participate in the Section 8 Self-Sufficiency Program to the maximum extent possible, to encourage Section 8 tenants to improve their housing tenancy.
- Policy 3: A minimum of 15% inclusionary units shall be required for every public or private housing development or substantial rehabilitation in the Project Area. For public or private developers who require a variance or conditional use or planned unit development permit for the development of their project, the inclusionary requirement will be increased to 20%. For public or private developers who want the height and density bonus (described in Objective 5, Policy 2) a 30% inclusionary requirement will be applied. The level of affordability of inclusionary units would be as follows: for rental housing, units would be restricted for a minimum of 55 years to rents set at no more than 30% of 50% of AMI, as set forth in

California Code of Regulations (“CCR”), title 25, section 6932, as amended from time to time; for ownership housing, sale prices and maximum allowable incomes of purchasers would be restricted for a minimum of 45 years to so that they are affordable to households earning no more than an average of 80% of AMI with a maximum of 100% of AMI, adjusted for household size as set forth in CCR, title 25, section 6932, as amended from time to time, as of the date of the close of escrow using the formula approved by the Executive Director of the Redevelopment Agency. Consistent with the Housing Participation Policy (“HPP”), an in-lieu fee (cash contribution) to an Agency affordable housing trust fund or other Agency approved housing development may be allowed as an alternative to producing inclusionary housing units. The Agency will prepare an in-lieu fee schedule based on the amount of subsidy required to produce a dwelling unit meeting the affordability standards of Section 2.3 of the Amended HPP. The fee schedule will be based on the fee schedule produced by the City pursuant to section 315.6 of the Ordinance, as amended from time to time. The fee schedule will require that the in-lieu fee be comparable to the costs for developing the number of dwelling units required for offsite development.

Policy 4: Use state and federal affordable housing incentives for teachers and police to live and work within Bayview Hunters Point.

Policy 5: Encourage universities and colleges to partner with nonprofit housing developers, private sector rental agencies, and public sector agencies to create new student housing opportunities including new development and rental allowances for use in private residences.

Objective 4: Enhance and improve existing neighborhoods through the rehabilitation of existing housing and enforcing blight ordinances.

Policy 1: Encourage enforcement by the City of existing health and safety laws requiring the proper maintenance of vacant and occupied properties.

Policy 2: Encourage the City to consider adoption of a stronger blight elimination ordinance, specifically dealing with properties that have been identified as crime sites, are burned and boarded, or are otherwise causing long-term negative effects on neighborhoods.

Policy 3: Encourage the enforcement by the City of the requirement that any rental development with over 16 units have on-site management personnel with clearly defined rules and regulations. The owners and/or managers of

existing large multi-family developments or buildings with crime problems must be held responsible for defining and enforcing solutions.

Objective 5: Promote sensitive and complementary infill development in established neighborhoods.

- Policy 1: Assist nonprofit developers in acquiring empty lots or abandoned housing units to create new affordable housing at appropriate densities in established neighborhoods.
- Policy 2: Provide early opportunities for adjacent neighbors, homeowner associations and other community-based organizations to comment on site planning for infill projects.
- Policy 3: Encourage participation in the Model Block Program.
- Policy 4: Establish homeowner management associations to ensure continued maintenance of new and existing developments in Bayview Hunters Point.

Objective 6: Promote residential mixed use development in appropriate locations.

- Policy 1: Encourage the development of residential mixed use districts in appropriate locations along the Third Street Corridor and other identified areas, especially related to transit centers.
- Policy 2: Grant a 25% Height and Density Bonus for residential mixed use developments in Neighborhood Commercial and other comparable zones in which at least 30% of the units are affordable pursuant to the BVHP Policy. The bonus would be in addition to that otherwise granted by state or City law or policy except that no bonus shall be given that would allow a height greater than 50 feet in zones that are otherwise restricted to 40' and the height would not be increased in zones that permit developments up to 65' in height.
- Policy 3: Encourage the pre-leasing of retail/commercial space so ground-floor space is not vacant before the residential component is occupied. This includes working with local business associations and others to inform developers what kinds of businesses are needed and desirable.

Objective 7: Require new residential and residential mixed use developments “fit” into Bayview Hunters Point through well-planned urban design and contextual architecture.

Policy 1: Protect the quality of existing residential neighborhoods through land use controls, like the City’s Zoning Code and “Residential Design Guidelines,” and the provision of both land use or landscape buffers. For example, an area allowing office uses and/or mixed use can protect residences from industrial areas.

Policy 2: Require variation in the bulk and height of development, with sensitivity to the context of existing building heights.

Policy 3: Require developers to reflect local character through prototype analysis and community design review. Large development projects will require an extensive input process conducted at the beginning of the design process.

Policy 4: Encourage the incorporation of unique sculptural architectural forms and treatments at gateways and prominent intersections.

Policy 5: Encourage developers, homeowners and landlords to participate in energy programs and rebates for energy efficiency and green building technologies.

Objective 8: Improve the coordination and provision of housing assistance and affordable housing for community seniors.

Policy 1: Encourage the creation of an “aging campus” that would consist of a concentration of affordable housing for seniors, including both dwelling units for independent living and a range of assisted living facilities developed in conjunction with a network of health facilities and services, and senior-serving retail and commercial service businesses .

Policy 2: Encourage the development of senior housing alternatives, included board and care homes, nursing homes and other assisted living facilities.

Policy 3: Promote awareness among seniors in the community on predatory lending practices, mortgage payment assistance and the need for estate planning.

#### IV. DEVELOPMENT OF NEW HOUSING

**Affordable Housing Production Goal.** California Redevelopment Law requires that a minimum of 15% of the new units created in the Project Area be affordable to households at various income levels up to 120% of AMI. However, given that the median income in Bayview Hunters Point is approximately only 80% of the citywide AMI, the Project Area shall have a goal of increasing the minimum percentage of affordable units from 15% to 25% of the new units created in the Project Area and of limiting the maximum income level to 50% of AMI for rental housing and to an average of 80% of AMI with a maximum of 100% of AMI for ownership housing.

**Policy on Use of Tax Increment Funds.** Whereas California Redevelopment law requires that the Agency spend at least 20% of its annual tax increment funds to subsidize the creation of affordable housing, the Agency reaffirms that its goal is to use 50% of its annual tax increment funds to subsidize the creation of affordable housing in the Project Area, in other Agency project and survey areas and citywide.

**Agency Housing Development Activities.** The Redevelopment Agency, working in collaboration with the Mayor's Office of Housing, shall seek to develop new housing, through any means authorized in the Redevelopment Plan. The Agency's housing development activities may include the following:

- Mixed-use residential development within economic development activity nodes, as identified in the Redevelopment Plan, including appropriate locations in the Northern Gateway, Town Center, Southeast Health Center, and Hunters Point Shoreline Activity Nodes.
- Affordable housing development, both rental and ownership units throughout the Project Area, particularly along Third Street and the south side of Innes Avenue within the Hunters Point Shoreline Activity Node.
- Encouragement of moderate and market-rate housing with views overlooking the Bay in the Bayview Hill area, the LaSalle Heights area along Hudson Street and along Whitney Young.
- Residential development with assisted living options for community elders in rental and ownership units, particularly along Third Street.
- Board and care homes, nursing homes and other assisted living facilities for community elders on infill lots throughout the central part of the community.
- Development of new senior housing near the Southeast Health Center, within the Southeast Health Center Activity Node. A variety of affordable and market rate housing units should include one- and two-bedroom units, short-term housing projects,

hospice units, assisted-living units, and a long-term care nursing unit with skilled professionals.

**Specific Housing Unit Goals.** The Redevelopment Agency, working in collaboration with the Mayor's Office of Housing, shall track specific housing unit goals, to be reviewed on a regular and ongoing basis, in conjunction with review of this Framework Housing Program. The measurable housing unit goals are set forth in Attachment 1.

## V. HOMEOWNER/RENTER ASSISTANCE

The Framework Housing Program includes a catalog of existing housing assistance programs, as detailed in the Revitalization Concept Plan. These programs respond to the housing needs and growing affordability gap and include:

- Single-Family Housing Assistance Programs (administered by the Mayor's Office of Housing, unless otherwise noted).
  1. Community Housing Rehabilitation Program (CHRP) uses federal grant money from HUD's Community Development Block Grant Program to assist qualifying low-income seniors and low-income single-family homeowners to rehabilitate their homes.
  2. Code Enforcement Repair Fund (CERF) uses state grant funds to assist low-income seniors and low-income single-family homeowners with emergency repair needs, currently up to \$15,000.
  3. Mortgage Credit Certificate Program, which is an individualized federal tax credit program that increases the buying power of qualifying first-time homeowners to aid them in purchasing their first home, duplex, townhouse, or condominium citywide. The program also targets specific census tracts within the City of San Francisco, including a portion of Bayview Hunters Point.
  4. Downpayment Assistance Loan Program (DALP), administered by the Mayor's Office of Housing, in conjunction with participating lenders, provides deferred payment loans to qualifying low- and moderate-income first-time homeowners for down payment assistance currently up to \$50,000 when purchasing their first home, townhouse, or condominium. An accompanying homebuyer education and counseling program is required, sponsored by either the mortgage lender or a nonprofit organization.
  5. Single-Family Resale Program, jointly administered by the Mayor's Office of Housing and the San Francisco Redevelopment Agency to assist qualifying first-time

homeowners in purchasing a home in certain designated developments within the City.

6. Lead Abatement Program, which consists of grants to qualifying family daycare and foster care providers needing lead abatement assistance to clean up their homes if lead paint problems exist.
7. Seismic Safety Loan Program, administered by the Mayor's Office of Economic Development, which offers low-interest and/or deferred loans to qualifying property owners needing assistance to upgrade residences built without the benefit of reinforcement necessary to prevent hazards to occupants or in repairing damage caused by earthquakes.

## **VI. MULTI-FAMILY RESIDENTIAL ASSISTANCE PROGRAMS**

### **A. Existing Multiple-Family Residential Assistance Programs.**

1. **Nonprofit Owned Rental Loan Program**, jointly administered by the Mayor's Office of Housing and the San Francisco Redevelopment Agency to provide rehabilitation grants and low-interest loans to nonprofit owned multiple-family complexes and buildings.
2. **Affordable Housing Preservation Program** (HUD-Assisted/Section 8 Housing), administered by the San Francisco Redevelopment Agency, in consultation with the Mayor's Office, is a program designed to preserve the affordability of units in HUD-assisted project-based Section 8 housing developments citywide. The program performs tenant outreach and education including a resident empowering grant program, legislative initiatives designed to better protect residents, and owner outreach and development purchasing. Under the last category, the Agency provides technical and funding assistance to nonprofit organizations that commit to preserving the long-term affordability (a minimum of 50 years) of any development they may purchase from a profit-motivated owner.
3. **Senior Rental Housing** consists of funds available to nonprofit organizations for the development of affordable, supportive housing for seniors, targeting very low income persons in need, especially elderly persons. These activities include the acquisition and rehabilitation of apartment buildings to expand the supply of permanent service-enriched housing and the construction of new, permanently affordable rental housing with supportive services. The Commission on Aging and the Mayor's Office of Housing work together to help connect elders to affordable housing through advocacy and information services. The Mayor's Office of Housing maintains a website with lists of specific housing developments and contact

information. The Senior Central offices, sponsored by the Commission on Aging and located in specific neighborhoods, provide one-on-one counseling and assistance.

4. **Family and Supportive Rental Housing**, jointly administered by the Mayor's Office of Housing and the San Francisco Redevelopment Agency to encourage the development of 100% affordable, mixed-income supportive housing consistent with goals and needs identified in the City's Consolidated Action Plan. Funds are available for the development of family and supportive housing serving low and extremely low income families. A minimum of 20% of the units must be set aside for project- or tenant-based Section 8 supported households. The funds are linked to other federal sources including those provided through the Departments of Public Health and Health Services for supportive services, the San Francisco Housing Authority for rent subsidies, and the Mayor's Office of Economic Development for the development of public facilities such as childcare centers.
5. **Housing Opportunities for Persons with Aids (HOPWA)**, administered by the Redevelopment Agency throughout the San Francisco area. The Redevelopment Agency has used HOPWA allocations to fund supportive services and rental assistance contracts for 633 units in 14 different housing programs, also providing capital funds for the development and construction of over 300 units of affordable housing for people living with HIV/AIDS who have a very low income. These projects include facilities that serve a mixed population to ensure a variety of housing options for HOPWA clients.

The Redevelopment Agency administers two HOPWA funded rental subsidy programs for people with HIV/AIDS, serving 475 households, and uses a portion of the allocated funds to support residential facilities, including five state licensed Residential Care Facilities for the Chronically Ill.

6. **Public Housing**. The San Francisco Housing Authority owns and manages five low-income public housing developments within Bayview Hunters Point: Hunters View, Westbrook, Alice Griffith (otherwise known as Double Rock), and Hunters Point "A East," "A Upper West," and "A Lower West." The developments house over 950 families, each with an average household income under \$10,000 a year, paying approximately \$220 per month in rent. All of the sites have Tenant Associations and Management Corporations composed of residents. The Housing Authority's Social Services Department professionally supports these community-based organizations, with further assistance given through the CalWorks program. The Housing Authority is currently seeking federal funding to finance the renovation and redevelopment of the Hunters View development from the U.S. Department of Housing and Urban Development (HUD) under the HOPE VI grant program. There has been substantial interaction with current Hunters View residents, the community at large, and City staff – including working closely with Redevelopment Agency

staff and the PAC. The larger community goals, strategies, and issues identified in the PAC's Community Revitalization Concept Plan helped inform the site planning, urban design, and social spaces of the Housing Authority Hunters View HOPE VI proposal.

## **B. Proposed New Housing Assistance Programs**

In addition to the above-described programs, the Redevelopment Agency intends to work with the Mayor's Office of Housing to establish or enhance the following housing assistance programs specifically to serve the Project Area:

1. **The Model Block Program.** Under this new program, the Agency will sponsor and fund a program offering a variety of grants to qualifying low-income homeowners needing assistance in rehabilitating and maintaining their homes, on a block-by-block basis. Preference in the Model Block Program shall be given for a high level of community participation in the rehabilitation process, as reviewed by the Bayview Hunters Point Project Area Committee, based on agreed upon jointly developed criteria. The Model Block Program will be coordinated with the Green Streets program component of the Framework Open Space Program. The Green Streets program implements and maintains street trees and other street improvements within public rights-of-ways along local streets in the Bayview Hunters Point Community.
2. **Low-Income Homeowner Retention Programs for Seniors.** The Agency and the Mayor's Office of Housing would expand existing City programs that assist low-income homeowners to create a focus on low-income senior homeowners at risk of losing their housing by increasing access to registered handyperson services, improving City-provided home repair and safety programs, and revising the City's rehabilitation loan programs to better target low-income seniors who are at risk of losing their homes.
3. **Low Income Housing for Single College Students.** The Agency and MOH would expand existing City programs that assist university and college students with opportunities to rent one-bedroom apartments without having to leave the community.

The Redevelopment Agency will also facilitate efforts to enhance the following multi-family residential assistance programs, working with the Mayor's Office of Housing:

4. **Senior Rental Housing.** Efforts of the Commission on Aging and the Mayor's Office of Housing would be augmented by the Department of Human Services and the Department of Children, Youth and Families as appropriate and feasible, particularly in efforts to increase local client outreach.

5. **Family and Supportive Rental Housing.** Efforts of the Mayor's Office of Housing and the San Francisco Redevelopment Agency to encourage the development of 100% affordable, mixed-income supportive housing would be augmented by the Department of Human Services and the Department of Children, Youth and Families as appropriate and feasible.

## **VII. DESIGN GUIDELINES**

Within the limits, restrictions and controls established in the Redevelopment Plan, the Agency will establish design and sign criteria, circulation and access standards, other design guidelines necessary for proper development of both private and public areas within the Project Area, a design review procedure, and submittal requirements, as set forth in the Bayview Hunters Point Design Guidelines. The Design Guidelines shall conform to HUD's New Urbanism Guidelines.

Guidelines for the evaluation of the design of housing projects can be evaluated by a number of criteria, including, (1) suitability to the site, (2) quality of construction and (3) size.

1. Suitability would include density, design and layout and style. It is very important that the density be compatible with the surrounding area, for example, construction of a large multi-unit building in a neighborhood of single-family town houses would dramatically alter the character of the neighborhood. Similarly, it would be inappropriate for the development to unnecessarily block the views of its neighbors or to occupy all the lot area and not meet minimum standards for the provision of open space and landscaping. The overall style of the buildings should harmonize with the site. Individual buildings should be differentiated as to roofline, facade, color, etc., to avoid a monolithic residential block. The interior design should reflect the needs of the residents. In those areas where family housing is a priority, the majority of the units should be three or more bedrooms and the room size should be large enough for occupant comfort.
2. Quality is a trade off with the project costs. However, cheap buildings are not a bargain, because of the resultant high maintenance costs and potential for litigation. Developers must demonstrate the quality of construction methods and materials to preclude problems common to existing residential structures in the community, including the presence of mold, mildew and other health risks. It is also important to consider the physiological correlation between living in a deteriorating building and the building of one's self esteem or pride of ownership.
3. Size is another housing development trade off. The units that are built should be large enough to comfortably accommodate the resident, whether it is an individual renter or family homeowner. Additional housing should not be built at the expense

of adequate living space. If necessary, the developer should reduce the number of units to ensure that adequate square footage is available for the units being built.

**ATTACHMENT 1  
Housing Unit Goals**

<u>Type</u>	<u>Goal</u>	<u>Need</u>	<u>Target Year(s)</u>
Rental Housing	Maintain current level of affordable housing	Immediate	Ongoing
	Create 300 new affordable housing units	Immediate	2004-2005
	Encourage creation of 300 new mixed income units (up to 120% AMI)	Immediate/Ongoing	2005-2007
	Encourage creation of 200 new large family units	Immediate/Ongoing	2005-2007
	Encourage creation of 300 new market rate units	Ongoing	2005-2007
Senior Housing	Maintain current level of senior housing	Immediate	Ongoing
	Create 200 new senior housing units	Immediate	2005-2008
	Encourage the creation of 25 senior housing resales	Ongoing	2005-2007
Resale of Existing Housing	Create a database of 50 homes for sale by residents	Ongoing	2005-ongoing
	Encourage 25 community members to work with local realtors	Ongoing	2004-2005
New Single Family	Create 250 units of single family housing	Ongoing	2005-2008
	Create 100 units of affordable single family housing (at 80% AMI)	Immediate	2005-2006
	Create 200 condominium units (at 80% AMI or below)	Future	2005-ongoing
	Create 200 units of affordable single family housing (at 120% AMI)	Future	2005-ongoing