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1 **The Mayor's Hunters Point Shipyard Citizens Advisory Committee (CAC)**  
2 **Housing Subcommittee**  
3 (With CD Accompaniment)  
4 **Thursday, September 18, 2014**  
5 (1 hour and 50 minutes)

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6 **I Call To Order**

7 The meeting was called to order by Pastor Josiah Bell at 6:10pm.  
8

9 **II. Roll Call**

10 Present: Pastor Josiah Bell, Dedria Smith and Dorris Vincent

11 CAC Members: Dr. Veronica Hunnicutt

12 Absent: Elder Gerald Gage  
13

14 **Approval of Agenda for September 18, 2104**

15 Dorris Vincent made a motion to approve the agenda for September 18, 2014  
16 Meeting agenda and Dr. Veronica Hunnicutt seconded. The motion passed and  
17 the agenda was approved.  
18

19 **Approval of Minutes July 17, 2014**

20 Dorris Vincent made a motion to approve the July 17, 2014 meeting minutes  
21 and Dedria Smith seconded. The motion passed and the meeting minutes were  
22 approved.  
23

24 **Announcements**

25 Lennar Contractors Assistance Program (CAP) will have a barbeque mixer at the  
26 Frog Building on Friday, September 19, 2014.  
27

28 Friday night out at the movies will be the Martin Luther King Swimming Pool on  
29 September 26, 2014 Dinner will be served at 6:00pm with the movie at 7:00pm.  
30

31 The funeral service for Lavelle Shaw's son (President of the Alice Griffith Resident  
32 Council) son LaTrell Shaw will be Friday, September 19, 2014 at 11:00am at  
33 Cornerstone Baptist Church.  
34

35 **III. Continuing Business**

- 36 **A.** Boston Private Bank Update \_\_\_\_\_ Josie Ramirez  
37 (Boston Private Bank)

38 I only work with Below Market Rate home buyers. There are several programs to  
39 help buyers achieve home ownership. Please note the following programs: The  
40 Community Homeowner fix rate program, my community mortgage program,  
41 Equity Builder Program (like the local Wish Program) and First Time Homebuyer  
42 Classes offered through the federal home loan bank in San Francisco and  
43 silent seconds. The Boston Private Bank Community Homeowner Fixed Rate  
44 Program is for homebuyers who meet income guidelines and purchase homes in San  
45 Francisco, San Mateo, Santa Clara, and Alameda Counties. Additionally this  
46 program provides financing for Below Market Rate (BMR) homeowners to  
47 refinance their existing mortgage at competitive interest rates.  
48

1 To hear a detail presentation please refer to the Housing Subcommittee September  
2 18, 2014 CD 1 of 1 (6:22-47:35)

3  
4 **B. Successor Agency to the S.F. Redevelopment Agency\_\_\_\_\_Thor Kaslofsky (OCII)**

5  
6 1. Hope SF and Residential Assistance Demonstration Program Update Erin Carson

7  
8 My name is Erin Carson and I am Construction Manager at The Mayor's Office of  
9 Housing and Community Development. I am here to talk to you about HOPESF and  
10 Rad. I started working on the Hunter's View project when it became a HOPESF  
11 Project and worked on that through Phase One. I am also working with Rental  
12 Assistance Demonstration Program (RAD) which is a City wide program. RAD  
13 includes Hunter's View, Alice Griffith, Hunter's Point East and West and  
14 Westbrook.

15  
16 Hunter's View Phase one is complete and occupied. Phase two is in design  
17 development these blocks include 7, 11 and 10. These are at the top of the hill over  
18 over looking Malcolm X and youth park. These blocks are going to be a mix  
19 community of townhomes and flats. Phase 3 will shortly following. Hunter's View  
20 in Phase one is taking advantage of the RAD program. This is a HUD program  
21 Hunters View is a Redevelopment of former public housing. When Phase one was  
22 constructed and built and it a mixture of public housing units and tax credit units. It  
23 is still 100% affordable but there is a mixture of affordability. The public housing  
24 units that will be rebuilt and take advantage of RAD. It is a higher rental subsidy it  
25 makes if more stable economically. The residents become a resident of a voucher  
26 subsidized unit instead of a public housing unit. John Steward is still the property  
27 manager and they still pay the same amount of rent. The rental subsidy from the  
28 federal government is a little higher so they are able to sustained the property. It does  
29 not go to the developer and or the owner's property. The cash flow is shared  
30 between the City and the Housing Authority. There are community meetings  
31 planned in November 2014.

32  
33 Hunter's View Phase two will start construction in 2015 residents from Phase three  
34 that have moved into the old units will move into the new units in Phase two and  
35 everyone at Hunter's view will be housed in new apartments. We will continue to  
36 build in Phase three area until we complete all the replacement housing will be  
37 occupied with new resident.

38  
39 Alice Griffith: I am the construction manager for Carroll Avenue Senior Property  
40 which is now under construction. This is the Dr. George Davis Senior project. This  
41 is Phase one of Alice Griffith resident seniors have first right of refusal. Construction  
42 completion date is late 2015. Phase two of the Alice Griffith is in Phase one.

43 Hunter's Point East, West and Westbrook are part of a larger RAD program that  
44 is City wide. This is a transformation of public housing City Wide. Hunter's Point  
45 East and West are in the first phase of the RAD work in this district it is not  
46 demolition and Redevelopment like Hunter's View was and Alice Griffith and the  
47 City can not support that type of project. Hunter's Point East and West will be  
48 rehabilitated. The rehab work will consist of the following: roofs, windows and  
49 kitchens, improving the community space and playground space and creating

1 accessibility. This project should start next August. The homes are stick frames and  
2 not all concrete foundation. Westbrook will start a year after that and will get rehab  
3 work as well  
4

5 Sunnydale and Potrero Hill communities' process will take longer because  
6 Redevelopment was dissolved so \$50 million in housing money a year went back  
7 to state and we are only dealing with the trust fund and the City's general fund. Our  
8 intention is going to apply for another \$30 million to CNI grant. It is just a question  
9 if they will give another 30 million to the same City.  
10

11 RAD: Currently in public housing the Fed gives you two pots of money. They  
12 give you rental subsidy to subsidize what the resident is paying. The residents are  
13 paying 30% of their income. The second pot of money is capital funds. Capital  
14 funds are given to maintain and improve the properties. The housing authority used  
15 to \$25 million they are now getting \$9 million and the buildings are aging. The  
16 federal government came up with RAD. The property now gets subsidy money and  
17 capital funds combined those funds. The property can be transferred to a non-  
18 profit or development team that can get tax credit equity. That money creates another  
19 \$10 to \$20 million dollars of capital money to rehab and or build the new property.  
20 Now you have a rental subsidy that makes sense. You have an operating budget that  
21 works.  
22

23 Tax credit equity: The tax credit equity is the most powerful source of funding for  
24 affordable housing that exist today. The state of CA gets an allocation for tax credit.  
25 The private developers compete to get tax credit. (eg of private developers MERCY  
26 and TNC). The tax credit can be sold to someone who has a tax bill like Chevron,  
27 Phillip Morris, Clorox. They get a \$1.00 for every credit and that dollar is use to  
28 built affordable housing.  
29

30 Pastor Bell requested the lease rules and information on what tax credits are the  
31 private developers getting,  
32

33 To hear a detail presentation please refer to the Housing Subcommittee September  
34 18, 2014 CD 1 of 1 (48:00-1:44)  
35

36 **C. Site Development Report**

La Shon Walker

37 No report was given.  
38

39 There was a letter that was sent to Mr. Kofi Bonner regarding community builder lot  
40 the 25 homes from Leo Chaw.  
41

42 **IV. Public Comment on non-agenda items:**

43 No public comments were made  
44

45 **V. Agenda items for March Business and Employment**

46  
47 **VI. Adjournment**

48 The meeting adjourned at 8:00pm.