

Alice Griffith Revitalization Phase 4 (Block 5)



March 7, 2017



HOPE SF

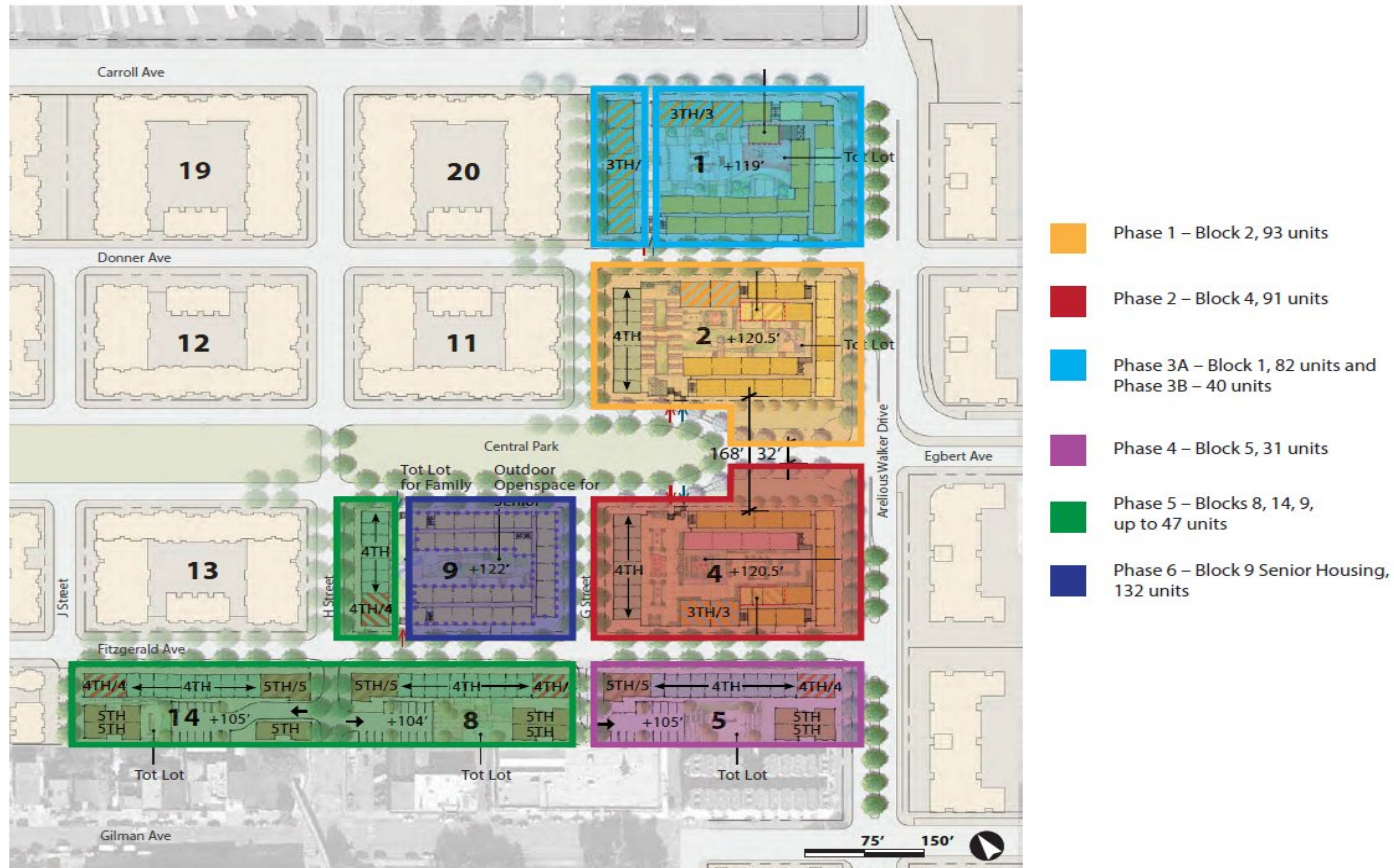
- HOPE SF is a **multi-sector initiative**, unified by shared principles and goals **to eradicate generational poverty**. Through public/private partnership, the initiative develops **four of the most socially isolated public housing communities** in the City of San Francisco into vibrant mixed-income communities with minimal displacement.
- **Big Result:** Families are housed in safe, inclusive communities, healthy and economically mobile, with children and youth who succeed in school.

Development Team

- **AG Housing Developer All Phases –**
McCormack Baron Salazar
- **Local Development Partners Phases 1-4 –**
San Francisco Housing Development Corporation (SFHDC), Tabernacle Community Development Corporation (TCDC)
- **Services Partner –** Urban Strategies
- **Master Developer HPS/CP –** Five Point (formerly Lennar Urban)

Alice Griffith Phasing

Alice Griffith Public Housing Transformation Phasing



Transformation to a Mixed-Income Community

Unit Types	# of Units	AMI	2016 AMI for a Family of 4
Public Housing Replacement Units	256	50%	\$53,850
New Affordable Units	248	50%-60%	\$53,850-\$64,600
<i>Total Affordable Units</i>	<i>504</i>		
Market Rate Units	367	N/A	N/A
Inclusionary Units	42	120%	\$129,250
Workforce Units	237	120%-160%	\$129,250 -\$172,400
<i>Total Units</i>	<i>1,150</i>		

Relocation

- The replacement units are being constructed before existing housing is demolished.
- SFHA is responsible for implementation of relocation plan.
- Five Point pays all relocation costs.

Resident Services

- Case Management/Service Connection
- Job readiness/training, workforce referrals
- Community building
- Access to health care and services, including on-site wellness activities, in partnership with DPH
- Educational enhancements at nearby schools to reduce chronic absence
- Access to early and preschool programs
- Violence prevention services

Community Support

- Alice Griffith Residents
- Neighborhood Residents
- Hunters Point Shipyard CAC
- Former Bayview PAC
- City Stakeholders

Phases 1-3 Update

- Phases 1, 2, and 3 under construction
- Total units: 306
- Public Housing Replacement: 207
- Phases 1 and 2 to be completed by April 2017
- Phase 3 to be completed by November 2017

Phases 1-3 Marketing Update

- MBS, SFHDC, and TCDC are in the process of leasing Phases 1 and 2
- COP holder mailing in February for Phase 3
- Phase 3 Get Ready to Rent Workshops in June and July
- Phase 3 Information Sessions in July-August
- MBS will submit an Early Outreach Plan for AG Phase 4 by September

Phases 1-4 Small Business Enterprise

Professional Services

- 88% SBE
- 78% SF SBE
- 47% MBE
- 7% MWBE
- 6% WBE

Phases 1-4 Small Business Enterprise

Construction and Supplies

- 54% SBE
- 34% SF SBE
- 29% MBE
- .1% MWBE
- .2% WBE

Phases 1-3 Workforce

- **Phase 1** – 36% SF, 19% BVHP, 56% Minority, 5% Women
- **Phase 2** – 33% SF, 17% BVHP, 57% Minority, 3% Women
- **Phase 3** – 34% SF, 14% BVHP, 66% Minority, 5% Women

Phase 4 (Block 5)



Phase 4 (Block 5) Development History

- Block 5 was originally a part of a larger Phase 4 including Blocks 8 and 14
- Block 5 is available for development now
- Building 4 and 5 bedroom units for existing residents
- Smaller 1 and 2 bedroom units for existing and new residents

Phase 4 (Block 5) Unit Mix

- Some 1 and 2 bedroom units will now be Public Housing Replacement based on updated household size information
- If household sizes shift more before construction begins Developer may request further shifts to Public Housing Replacement/New Unit mix

Phase 4 (Block 5) Updated Unit Mix- Public Housing Replacement and New Unit

Unit Size by # of Bedrooms	Predevelopment Loan Unit Mix			Proposed New Unit Mix		
	Public Housing Replacement Units	New Tax Credit Units	Total Units	Public Housing Replacement Units	New Tax Credit Units	Total Units
1 Bedroom	0	12	12	6	6	12
2 Bedrooms	0	6	6	0	6	6
4 Bedrooms	10	0	10	10	0	10
5 Bedrooms	3	0	3	3	0	3
Total	13	18	31	19	12	31

Phase 4 Permanent Loan Request

- Not to exceed \$12,986,033
- A combination of OCII and Master Developer Subsidy

Loan Terms

- 3% interest (may be reduced to 0%)
- 55 Year Term

Updated Replacement Housing Plan

- Subject to CA Health & Safety Code Section 33413.5
- Units will be demolished in phases as they are vacated by the existing residents
- Demolition is expected to begin in 2018 and be completed by 2020
- No demolition will occur prior to the completion of first 3 phases of construction
- Replacement units will be located on the existing site of the Project and two nearby parcels
- Affordability level of all replacement units will be at or below the affordability level of the units to be demolished (50%-60% AMI for all new units)

Replacement Housing Plan Phases 1-3

Unit Size by # of Bedrooms	Original Unit Mix	Total Replaced Phases I, II, III *	Remaining Replacement Obligation*
1 Bedroom	8	59	0
2 bedrooms	131	166	0
3 bedrooms	24	51	0
4 bedrooms	77	27	50
5 bedrooms	16	0	16

- * For purposes of the Replacement Housing Plan and pursuant to CA Health & Safety Code Section 33413.5, the “Replacement” units shown on this slide include both Public Housing replacement units and new tax credit funded units that will serve households at the same income level as the original units.

Updated Replacement Housing Plan

Unit Size by # of Bedrooms	Remaining Replacement Obligation* (after Phases I, II, and III)	Phase IV* (Planned - this Project)	CPS 10A & CPS 11A* (Planned)	Phase V/VI* (Planned)	Remaining Replacement Obligation*
1	0	0	0	0	0
2	0	0	0	0	0
3	0	0	0	0	0
4	50	10	5	35	0
5	16	3	1	12	0

* For purposes of the Replacement Housing Plan and pursuant to CA Health & Safety Code Section 33413.5, the “Replacement” units shown on this slide include both Public Housing replacement units and new tax credit funded units that will serve households at the same income level as the original units.

Project Schedule

- *March 2017* - Submit CDLAC/TCAC applications
- *July 2017* – Construction start
- *October 2018* – Construction complete

Office of Community Investment and Infrastructure

Questions & Comments