

# THE REVITALIZATION OF HUNTERS VIEW

## A MIXED-INCOME COMMUNITY

### PROJECT DESCRIPTION

The revitalization of Hunters View is underway. Residents, community members, city staff, the development team and the San Francisco Housing Authority are all working together on the plan for the new Hunters View.

The new Hunters View will be built in three phases and will include between 600 and 800 units of new high-quality housing. It will also include new roads, walkways, infrastructure (such as sewers), community facilities, a childcare center, play areas, parks and neighborhood serving retail.

The current units will be demolished and replaced with 267 public housing units, affordable rental, below market home ownership and market-rate home ownership units. The public housing will be replaced on a one for one basis so there will be no loss of public housing and current residents will have the first right to live in the new units.

The team is coordinating with the City's Communities of Opportunities program to ensure residents and community members have many opportunities to participate in the revitalization.

### THE DEVELOPMENT TEAM

Hunters View Community Partners (HVCP) includes Ridge Point Non-Profit Housing Corporation, the John Stewart Company, and Devine & Gong, Inc. All three firms are based in San Francisco, and Ridge Point has been located in the Bayview for more than 30 years. The team was selected in 2005 by a panel that included a Hunters View resident, as well as representatives from the Mayor's Office of Housing, the San Francisco Redevelopment Agency, the local Head Start Program and the San Francisco Housing Authority.

### GUIDING PRINCIPLES

RESIDENT PARTICIPATION  
THROUGHOUT THE ENTIRE PROCESS

ONE-FOR-ONE REPLACEMENT  
OF ALL PUBLIC HOUSING UNITS

FIRST RIGHT TO OCCUPY  
ALL CURRENT RESIDENTS WHO REMAIN IN  
GOOD STANDING WILL HAVE THE FIRST RIGHT  
TO THE NEW PUBLIC HOUSING UNITS

PHASED CONSTRUCTION  
TO ALLOW FOR ON-SITE RELOCATION

### DESIGN FEATURES

The project is still in the design and planning stage and many design decisions still need to be made.

What the team knows so far is that there will be a mix of building types including multi-story structures, townhouses and row houses and all income levels will be mixed together throughout the community.

Based on input received to date, the following features are being integrated into the design.

- More community space and a multi-purpose community building
- Neighborhood serving retail space
- Better connections to the surrounding community with the addition of roads and pathways
- Improved safety through lighting, security cameras and positioning of the buildings and open spaces
- Well positioned units that allow for full advantage of the views
- Off-street and on-street parking
- Enhanced fire and life safety systems

## **CONSTRUCTION & GREEN BUILDING**

Construction of the new Hunters View will occur in three phases so that it will be possible to relocate current residents to other units on-site during the revitalization. All units will be constructed with high-quality materials and some units will be designed to accommodate seniors and the disabled. Additionally, safety precautions and environmental remediation requirements will be closely followed throughout the entire construction process.

This project has been selected to participate in the Leadership in Energy and Environmental Design Neighborhood Design (LEED ND) Pilot Program, which is a newly introduced program that offers a framework for designing and building in an environmentally friendly manner. Hunters View residents and the broader community will benefit from the healthier living environment.

## **PROJECT STATUS**

The project team is currently working on the design, the financing plan and the environmental review. Many resident and community meetings have already been held and more are planned. Public input from residents and community members helps to ensure the project meets the needs of the community. The development team encourages and invites all residents and community members to come to the regularly held Hunters View meetings, which are held the 4<sup>th</sup> Wednesday of each month at 5:30 PM at the Hunters View Tenants Association Office.

## **COST**

The total estimated cost of the project is approximately \$300 million. This cost will be covered through a variety of sources including local, state and federal funds. Foundations and community organizations are also providing some funding, and the sales proceeds from the market-rate homeownership units will also help finance the costs of the new public housing units.

## **COMMUNITY BENEFITS**

Although not exhaustive, the following list represents a few of the Community Benefits anticipated to result from the revitalization of Hunters View.

### **New High-Quality Housing:**

Throughout the Hunters View neighborhood, there will be a mix of housing options, including affordable rental and below market ownership homes, townhouses and apartments.

**Jobs:** Jobs resulting from this revitalization will be targeted to local residents. Job opportunities will be available during all phases of the project (pre-development through operation).

**Job Training:** There will be job training and other career development services to help residents prepare for work in some of the newly created jobs.

**Community Amenities:** Some of the new amenities include a Head Start center, neighborhood serving retail, a community center, play areas, tot lots and parks.

### **Affordable Home Ownership:**

Resources and financial education services will be provided to help residents take advantage of affordable home-ownership opportunities.

**Safety:** New design, lighting and security will enhance the safety of the community and bring brighter pathways and community connections.

**Services and Education:** On-site services with various programs tailored to meet the needs of Hunters View residents will be provided, such as computer training, financial literacy classes and more.

## **INFORMATION**

For more information, please call Cassandra Coats at Ridge Point Non-Profit Housing Corporation at (415) 821-7440.

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