



# MEMORANDUM



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## SAN FRANCISCO REDEVELOPMENT AGENCY

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110-01906-000

Date: February 27, 2006  
To: Bayview Hunters Point Project Area Committee  
From: Tom Evans and Stan Muraoka  
RE: BVHP PLAN REVITALIZATION ACTIVITIES AND COMMUNITY BENEFITS

### Overview

The Hunters Point Redevelopment Plan Amendment (“BVHP Plan”) provides the implementation tools to carry out many of the goals of the Community Revitalization Concept Plan (“Concept Plan”). The BVHP Plan focuses redevelopment programs around seven activity nodes where public programs and private investments are to be tailored to the characteristics of the area. The plan is designed to use incremental redevelopment to harness the strengths of the community, improve the quality of life for existing residents, reinvigorate the economic climate for local business owners and create additional affordable housing. The policies and programs of the BVHP Plan incorporates community goals and objectives expressed in the Concept Plan, which the BVHP Project Area Committee (“PAC”), working with the Agency, adopted in 2000 following hundreds of community planning meetings, beginning soon after the PAC’s election in 1997. The Agency will continue to work through the PAC and other community processes throughout the implementation of the redevelopment plan. The redevelopment programs of the BVHP plan are focused on three key areas affordable housing, economic development, and community enhancements, described below. The fiscal analysis projects a total tax increment of \$187.8 million, in constant FY 2005/2006 dollars, to be available for implementation of the BVHP Plan, including \$93.9 million (one half of the total tax increment) for affordable housing, \$37.6 million for economic development and \$56.3 million for community enhancements.

### Affordable Housing

The affordable housing program incorporates the community policies described in the Concept Plan and a subsequent PAC document, the Framework Housing Program, with the goal of balancing private development in the area with appropriate affordable housing production and renovation programs by:

- Preserving existing residential areas by prohibiting the use of on eminent domain for all property zoned exclusively for residential use (RH-1, RH-2, and RM-1) and establishing other restrictions on its use, including the requirement that the Agency first consult with the community in public meetings before initiating eminent domain proceedings;
- Increasing the Agency’s commitment to funding affordable (very low-, low- and moderate-income) housing programs to 50% of the Agency’s tax increment funds allocated for the Project Area;
- Requiring 25% of all housing developed in the Project Area during the life of the Plan to be affordable to low- and moderate-income households, whereas state law requires 15% to be affordable;
- Providing preferences for Agency Certificate of Preference Holders, and rent burdened or assisted housing residents, defined as persons paying more than 50% of their income for housing or persons residing in public housing or Project-Based Section 8 housing;

- Setting deeper affordability limits, including maximum household income levels of 50% Area Median Income (“AMI”) for rental and 100% AMI for homeownership units, and a goal of an average of 80% AMI for ownership units than required by state law in order to create units affordable to Bayview Hunters Point residents;
- Preserving and enhancing existing housing in the Project Area through the Model Block single-family home rehabilitation program, which matches public infrastructure improvements on neighborhood streets with financial assistance toward home façade renovations; and
- Incorporating the Agency’s higher inclusionary housing requirements for private development (15%) and requiring all off-site inclusionary units to be developed within the Project Area.

### **Economic Development**

The economic development program will promote job development and economic vitality in the project area by:

- Promoting the enhancement of existing land uses while attracting private investment and job growth through facilitating infill development at catalyst sites and improvements of public infrastructure within the seven activity nodes;
- Assisting with the revitalization of the Third Street corridor and other key arterials in the community through façade renovation programs, and the development of cultural facilities;
- Providing assistance toward the evaluation and clean up of industrial brownfield sites to promote investment in the community through the creation of new commercial/light industrial enterprises;
- Working with the Department of Environment and other City agencies in promoting the development of cleaner, more environmentally sensitive land uses;
- Developing programs to ensure that new construction or substantial rehabilitation undertaken by private developers meet or exceed Agency and City goals for local hiring and equal opportunity;
- Continuing local, small business assistance programs, and job training and assistance programs;
- Assisting with marketing and promotional activities for local business groups; and
- Creating local business retention programs.

### **Community Enhancements**

The Agency’s community enhancements program will improve public resources and infrastructure to improve the quality of life within the community by:

- In coordination with City agencies, investing in improvements to transportation infrastructure including enhancements, as needed, to street segments for vehicles, bikes, pedestrians, and transit and upgrades of key intersections;
- Implementing streetscape plans for Third Street, Evans-Innes Avenue, Oakdale Avenue or other major roadways in the Project Area, including streetscape improvements and traffic calming measures;
- Implementing a Green Streets Program in coordination with the Mayor’s City Greening Program to provide for the landscaping and lighting of local streets and connections between neighborhoods and open spaces;
- Working with the City to develop “way finding” programs such as local signage and gateway elements;
- Assisting the City in developing public parks and recreational facilities including assistance with the Bay Trail and Blue Greenway projects to improve access to the bay waterfront;
- Facilitating the planning and development of community facilities for seniors including health care facilities and services in conjunction with supportive housing; and
- Ensuring the preservation of historic structures in accordance with the Agency’s Historic Preservation Policy.