

### SF's Hunters View housing project opens

Carolyn Said

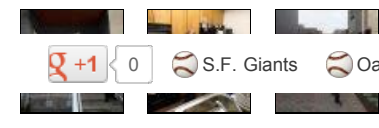
Updated 7:56 pm, Thursday, January 10, 2013

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Angel Zinn, left, locks up her new apartment at the Hunters View housing complex, San Francisco. Photo: Carlos Avila Gonzalez, The Chronicle



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Alice Gutierrez, a single mom of five sons, used to live in one of the worst public-housing complexes in San Francisco. The stench of raw sewage filled the air in the vermin-infested 1950s barracks-style buildings.

Now she lives in one of the best, a brand-new building on the site of her former residence, Hunters View, located in Bayview-Hunters Point.

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"This is so beautiful I feel like I'm in a five-star hotel," she said.

Gutierrez is among the first residents to move into rebuilt housing in Hunters View, a 22-acre hilltop site that is undergoing a huge, \$480 million revitalization.

On Thursday, Mayor [Ed Lee](#) inaugurated the first rebuilt Hunters View building, a 25-unit public-housing structure where Gutierrez and other residents are still settling in. Two more Hunters View buildings will open in spring for a total of 107 units in the first of the overhaul's three phases, which cost \$80 million.

It was a rare bright spot for San Francisco's embattled [Housing Authority](#), which owns the Hunters Point land and provided some funding for the project. The opening came a day after a U.S. Department of Housing and Urban Development audit criticizing the agency's finances and management, and amid lawsuits and complaints alleging discrimination and bullying by Housing Authority Director [Henry Alvarez](#).

### New infrastructure

Located halfway between the old Hunters Point Shipyard and the Third Street corridor, Hunters View's crumbling old buildings are being demolished, while major infrastructure - streets, streetlights, sidewalks, parks, and underground utility lines for water, sewer, power, gas and cable - is being constructed, along with buildings.

Within several years, the project plans to have 350 public-housing and low-income [apartments](#), replacing the 267 public-housing units being demolished, as well as 383 market-rate and 67 below-market-rate homes for sale. Amenities will include a teen center, a child care center, a computer room and parks.

[Jack Gardner](#), CEO of lead developer [John Stewart Co.](#), said infrastructure costs were \$25 million in the first phase and eventually will total \$70 million, leaving a per-unit cost of around \$500,000. The publication [Affordable Housing Finance](#) calls costs in that range "eye-popping," and several Sacramento agencies are probing why the state's affordable-housing construction costs are soaring.

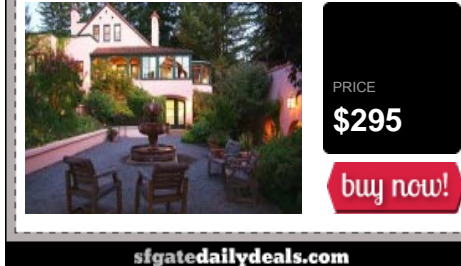
Gardner said the complex's numerous larger units (they range up to five-bedroom apartments), means that the per-square-foot cost is comparable to similar affordable housing developments.

### Funding sources

Funding came from a variety of sources - HUD, federal stimulus money, the city of San Francisco, tax credits, tax-exempt bonds and California [Proposition 1c](#), which voters passed in 2006 to support housing and transportation infrastructure. Hunters View is the first project to open under the city's ambitious [Hope SF](#) program to revamp its public housing stock, eventually replacing 2,500 dilapidated apartments with 6,000 new mixed-income units.

"This is huge to have individuals get into units after five years of planning and working with community advisory groups and the federal government," said [Amy Tharpe](#), director of policy and planning for the Mayor's [Office of Housing](#). "Hope SF is a nationally recognized initiative that covers one-third of the entire public housing in San Francisco."

Kicked off by former Mayor [Gavin Newsom](#), Hope SF has several unique features. It guarantees all residents the right to return to rebuilt complexes; aims to offer construction and other jobs to residents; follows LEED-certified green building



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principles; and blends a variety of income levels in the revamped housing.

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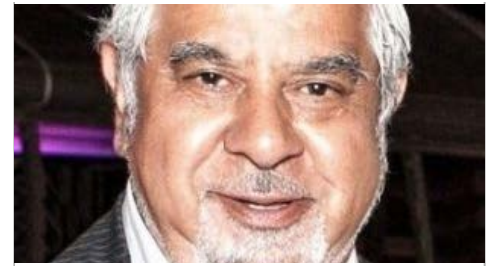
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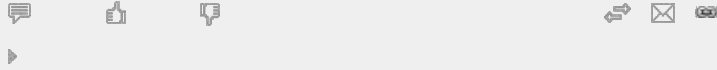
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