

SF's Hunters View housing project opens

Carolyn Said

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

1 of 3

PREV NEXT



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



Google+ 0 S.F. Giants Oakland A's Daily Dish!



2 1 0 3

Tweet Like +1 Share

Comments (17) Email This

Larger | Smaller Font

Printable Version

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.

Real Estate Galleries

Displaying 1-3 of 40



Pacific Heights townhouse embraces history



Inner Parkside home has great light, location



2012 remodel updates Mission District home

Treat Yourself to Luxury in Paradise
Private Villa Rentals in 50+ Destinations Worldwide
Villas of Distinction
Escape Now

Latest News Videos

Raw: Burglar With Five Gallon Bucket on His

Today's Deal
\$295 - Luxe Sonoma Escape w/Michelin-Star Dinner, Reg. \$620
SALE ENDS IN 4d:10h:02m

"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

PRICE
\$295
buy now!
sfgatedailydeals.com

From Around the Web

- [Autopsy: Belcher was drunk at time of death \(SI.com\)](#)
- [25-Year-Old Woman Dies on Plane and Frightening Questions Are Raised \(MamasLatinas\)](#)
- [Son of Michael Douglas Badly Hurt in Prison \(Newser\)](#)

[?]

Most Read | Most Commented | Most Emailed

1. [Probe: Prostitute fed gang info on home](#)
2. [Fireball lights up early-morning sky](#)
3. [Biofuel created by explosive technology](#)
4. [Kaepernick's father is proud, gratified](#)
5. [The damn lies of Lance Armstrong](#)
6. [Status remains sadly quo on Sixth Street](#)
7. [Algeria: Army rescues hostages, toll unclear](#)



FROM OUR HOMEPAGE



'Dear Abby' dead at 94

Advice columnist, read by millions, appeared first in the Chronicle.

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

1 | 2 Next »

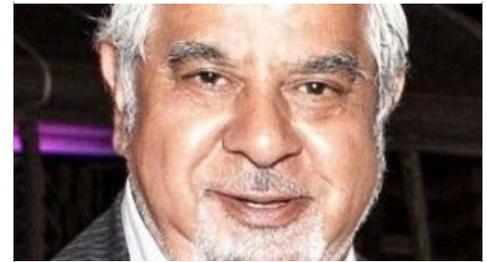
Printable Version
 Email This
 Like
 Tweet 2
 +1 0
 Share 3

From Around the Web [What's this?]

- [Think You Are Ready To Sell? Find Out Here!](#)
(Real Estate Articles)
- [6 Ways to Ruin Your Children](#) (MyDailyMoment)
- [Sanebox: A Better Gmail Experience](#)
(Smallbiztechnology.com)
- [Bobbi Kristina Gets Into Horrible Car Accident](#)
(Mevio)
- [What Happens to a Deceased Person's Debt?](#)
(eHow)
- [How to Load Your Dishwasher: Common Mistakes People Make](#) (Dishwashers Info)

We Recommend

- [Meet The Man Who Convinced Polaroid He Could Save It From Extinction](#)
- [Fred Armisen: 'I was a terrible husband to Elisabeth Moss'](#)
- [Growing up, moving on in porn's shadow](#)
- [Official: Abducted Ind. boy's mother lived in car](#)
- [California wins ruling on school programs](#)
- [One of S.F.s' twin Brown sisters dies](#)



Gang tie to investor's death

Prostitute fed info on Monte Sereno millionaire's home to gang before attack, police say.



Hong Kong's bizarre fashions

Are those wings? An inverted mustache? See the show's latest, strange, can't-miss looks.



Subscribe to the San Francisco Chronicle and receive access to the Chronicle for iPad App and a gift:

Sunday + a \$15 gift card Fri-Sun + a \$15 gift card

Mon-Sun + a \$25 gift card

Comments



Add Your Comment

New to the site?

To use commenting, you need to sign up.

Already a member?

Please log in.

[\(Forgot Password?\)](#)

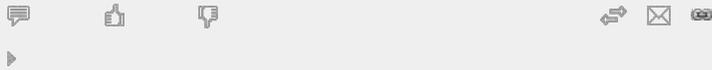
Username

Password

Remember Me

Most Popular Comments





Inside SFGate



Displaying 1-4 of 11



Bay house prices spike - biggest Dec. jump ever



Talks could bring Dell to Bay Area



Debt-B-Gone. Fiore



Complex characters in 'Ripper Street'

Ads by Yahoo!

#

Home | News | Sports | Business | Entertainment | Food | Living | Travel | Shopping | Find Bay Area Jobs | Real Estate | Cars | Site Index

Company Info: [Contact Us](#) | [Hearst](#) | [Privacy Policy](#) | [Your California Privacy Rights](#) | [Terms & Conditions](#) | [Work for Us](#) | [Chron in Education](#) | [Events & Promotions](#)
[Submissions](#)

Advertising Services: [Advertise with us](#) | [Place a Classified](#) | [About Our Ads](#) | [Public Notices](#) | [Local Businesses: Business Directory](#)

Reader Services: [Home Delivery](#) | [Subscribers](#) | [iPad](#) | [E-Edition](#) | [Mobile](#) | [RSS Feeds](#) | [Newsletters](#) | [Feedback](#) | [FAQ](#) | [Corrections](#) | [Get Us](#)

Local Services: [Air Conditioning Contractors](#) | [Car Dealerships](#) | [Cleaning Services](#) | [Family Doctors](#) | [Furniture Stores](#) | [Injury Attorneys](#) | [Local Restaurants](#) | [New Car Dealers](#)
[Real Estate Agents](#) | [Real Estate Attorneys](#)



© 2013 Hearst Communications Inc.

HEARST newspapers