

Attachment 22: Need – Structural Deficiencies Documentation

McCormack Baron Salazar

Att22_Structural_Deficiencies.pdf



BFGC - IBI Group Architecture Planning

150 South 1st Street – Suite 200
San Jose CA 95113 USA

tel 408 924 0811

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October 20, 2010

Barbara Smith
San Francisco Housing Authority
1815 Egbert Avenue
San Francisco, CA 94124

Dear Ms. Smith:

RE: SEVERELY DISTRESSED HOUSING CERTIFICATION

Alice Griffith, constructed in 1962, is a family development of 256 townhomes, consisting of 33 two-story townhouse style buildings scattered throughout the 22-acre site. There are five building types that are similar in architecture, but the unit configurations vary slightly. A small building in the southeast corner of the site houses a childcare center. A basketball court and a tot lot are located in the northeast corner of the site. The buildings at Alice Griffith are wood frame construction with stucco and wood siding exterior. All foundations are slab-on-grade, and roofs are low slope with asphalt covering, draining to perimeter gutters and exterior downspouts.

Alice Griffith has numerous structural deficiencies, building system deficiencies and on-site infrastructure deficiencies, and the buildings are in need of replacement. Structural elements such as walls, retaining walls, and porch roofs are in disrepair, and exposure to the elements is resulting in deterioration. The entire development has obsolete heating, plumbing and electrical systems as well as deteriorated site infrastructure resulting in extensive capital needs (\$57,061,323 total or \$222,896 per unit).

The structural and building system deficiencies are primarily caused by age and deterioration. The retaining walls are chipped and cracked, allowing moisture to enter and further erode their integrity. The wood siding is falling off exterior walls, resulting in weather damage to the structures beneath. Structural walls also show extensive dry rot. The wood canopies of exterior covered areas are completely dilapidated, causing weather damage to underlying structure. The interior plaster walls have cracks and holes and areas of plaster are missing and exposing underlying structure. Exterior stairways have deteriorated and cracked, affecting egress and fire safety. These deficiencies have resulted in a general lack of structural integrity across the site.

Building systems are in various states of disrepair throughout the site, including a deteriorated heating system and water distribution piping throughout the development, and a substandard and overloaded electrical wiring and switching equipment. The galvanized water piping is deteriorated and needs complete replacement. The electrical switchgear is substandard and has frequent overloads; the branch panel is substandard and has constant overloads; electrical wiring is substandard and has constant overloads and lack of proper breaker protection. The hydronic radiators are old and many do not work. All radiators need to be replaced. These deficiencies result in unsafe exposed wires and pipes and potential tripping, electrocution and scalding hazards. SFHA has proposed to abandon the existing heating hot water/domestic hot water boiler system in four boiler rooms due to its deteriorated condition.



Barbara Smith – October 20, 2010

Deficient infrastructure systems throughout the site include: barren landscape areas with non-functional irrigation systems, and cracked and broken paved vehicle surfaces and curbing. Extensive site work is necessary to replace these infrastructure systems. All grass areas are eroded, uneven and need to be restored. Deterioration and severe cracking in the concrete surfaces requires removal of the concrete to the base course. Major settlement has occurred, which requires replacement of the sub-base structure, base and surface. Approximately 90 percent of the concrete stairs are chipped. Approximately 50 percent of the concrete curbing is cracked. All of the chain link fencing is rusted and broken.

Other observed conditions at Alice Griffith include, but are not limited to:

- Lead Based Paint: Lead based paint was found throughout the site.
- Asbestos Pipe Insulation: Asbestos pipe insulation needs to be abated; new insulation.
- Playground Areas and Equipment: The playground equipment is broken and vandalized.
- Windows: Glass is broken and frames are dilapidated.
- Exterior Doors: The metal doors are dented and damaged. The wood doors are damaged; hardware doesn't meet ADA accessibility codes.
- Exterior Site Lights: The exterior lights do not meet current illumination-safety needs.
- Decks With Railing: The wood decks and railings are dilapidated and unsafe.
- Wall Surface: Approximately 20 percent of GWB walls have holes and cracks that require repair and paint. The ceramic tile needs to be replaced due to disrepair
- Ceiling Surfaces: Approximately half of ceilings need cracks patched and painted.
- Resilient Flooring: Tiles are lifting off in certain areas of the resilient flooring. Many units have asbestos tile that needs to be abated and replaced with resilient flooring.
- Interior Doors and Frames: Most doors have been vandalized and are in disrepair. All doors need to be replaced, including hardware.
- Interior Stairways: The wood treads on stairs are unsafe and require refurbishing.
- Casework: The countertops, drawers and doors need to be replaced
- Toilet Accessories: Toilet accessories need to be replaced
- Plumbing Fixtures: Most units need showers installed. Old fixtures need to be upgraded to meet current health and safety needs.
- Window Shade Devices: Most units need new window shading
- Range/Hood: The range and hoods are old and require replacement to meet codes.
- Interior Window Security Bars: Two units have interior security bars that do not have a breakaway mechanism. These are very unsafe and need to be replaced.

Yours truly,

BFGC - IBI GROUP ARCHITECTURE PLANNING

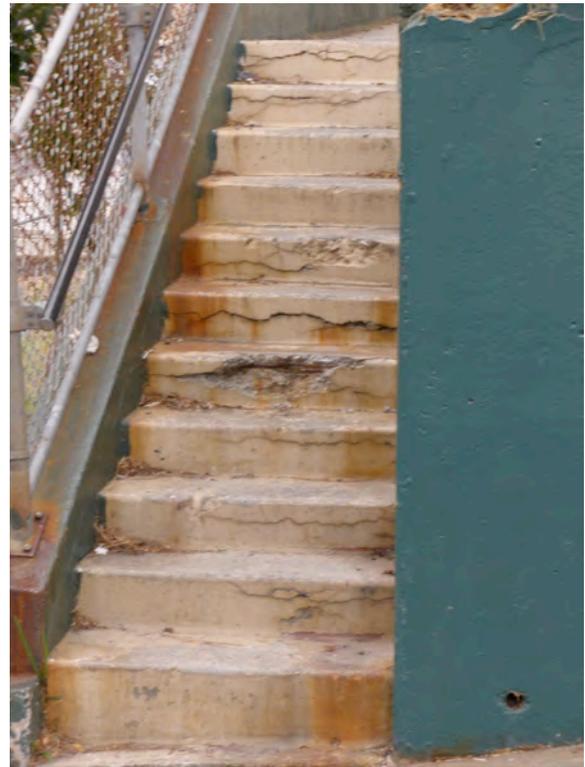


David R. Cartnal FAIA / NCARB
Managing Principal Architect

cc: Kevin McCormack, McCormack Baron Salazar



Broken/missing fencing; barren landscape and deteriorated pavement



Deteriorated exterior stairway



Boarded vacant unit



Broken heating plumbing



Deteriorated pavement and barren landscaping



Broken wall heater



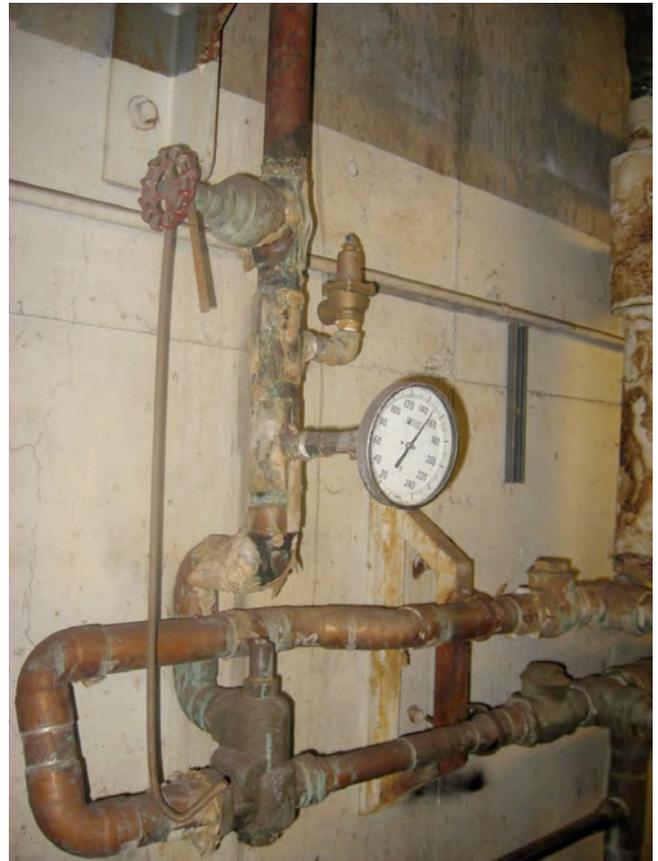
Substandard electrical wiring and branch panel



Severely damaged kitchen



Deteriorated boiler



Deteriorated plumbing

Attachment 23: Need – Design Deficiencies Documentation

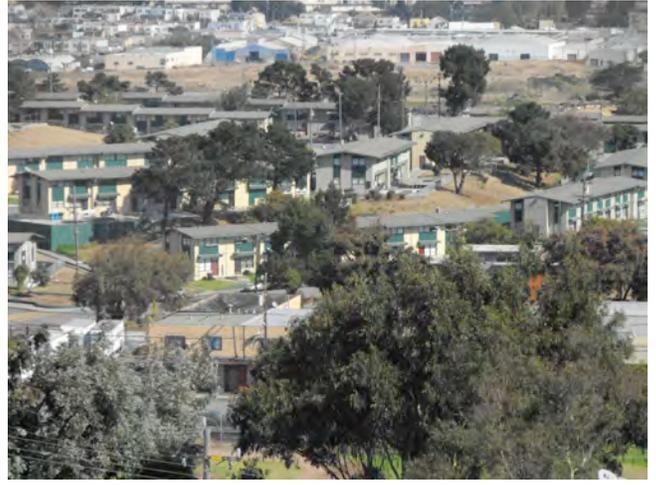
McCormack Baron Salazar

Att23_Design_Deficiencies.pdf

Attachment 23 - Alice Griffith Site Deficiencies



Alice Griffith and surrounding neighborhood



Alice Griffith separated from surrounding neighborhood



Barricaded vehicle entrance/exit



Adjacent to vacant land – poor connections to surrounding neighborhood



Barricaded entrances



Poor connections to surrounding neighborhood



Adjacent dilapidated/vacant commercial property



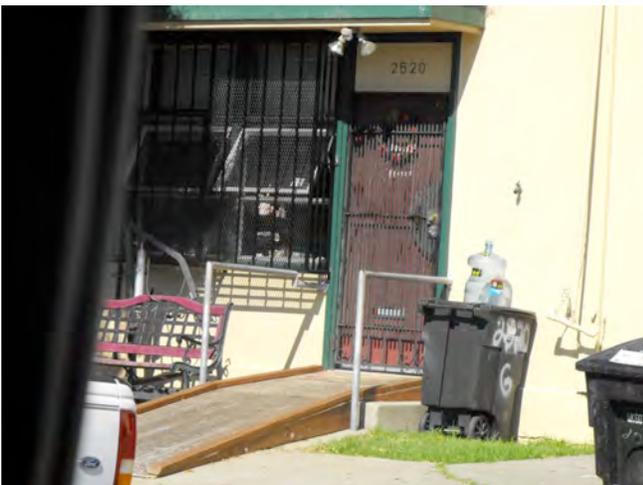
Barren landscape and broken fencing



Deteriorated single-pane windows



Separated from neighborhood. Barren landscape



Makeshift wheelchair accessibility and security gates



Boarded/vacant units

Attachment 24: Need – Part I Violent Crimes Documentation

McCormack Baron Salazar

Att24_Violent_Crimes.pdf

Attachment 24 – Violent Crime Rates in San Francisco and Target Neighborhood

The attached letter from the San Francisco Police Department (SFPD) certifies the citywide violent crime rate and the number of Part I Violent Crime incidents occurring in the Target Neighborhood. As shown in Table 1 below, the Part I Violent Crime rate per 1,000 residents in the City and County of San Francisco was 8.74 in 2007, 8.45 in 2008 and 7.36 in 2009. The Part I Violent Crime rate per 1,000 residents in the Target Neighborhood (as defined in the HUD Choice Neighborhoods application) was 25.59 in 2007, 26.32 in 2008 and 23.84 in 2009. These rates of Part I Violent Crime are approximately three times the citywide rate.

Table 1
Violent Crime Rates – San Francisco and Target Neighborhood

Year	San Francisco			Target Neighborhood		
	Population ^a	Total Violent Crimes	Violent Crimes per Thousand Residents	Population ^b	Total Violent Crimes	Violent Crimes per Thousand Residents
2000	776,733			18,265		
2007	799,185	6,414	8.74	18,793	481	25.59
2008	808,001	6,744	8.45	19,000	500	26.32
2009	815,358	5,957	7.36	19,173	457	23.84

a. Citywide population obtained from 2000 U.S. Census data.

b. Target neighborhood population derived from 2000 U.S. Census data for Census blocks within neighborhood boundaries, adjusted for the percentage increase in citywide population from 2000 through 2009.

Source: Federal Bureau of Investigation, San Francisco Police Department, 2000 U.S. Census, Seifel Consulting Inc.

Citywide crime statistics for 2007, 2008 and 2009 were obtained from published reports of crime data provided by the San Francisco Police Department (SFPD) to the Federal Bureau of Investigation (FBI) (<http://www.fbi.gov/about-us/cjis/ucr/ucr>).

Non-homicide violent crime incidents for the Target Neighborhood were obtained from publically available SFPD crime data (<http://apps.sfgov.org/datafiles/index.php?dir=Police&by=name&order=asc>) in GIS format. Homicide data for the Bayview District was provided directly by SFPD staff. The Target Neighborhood boundary was drawn in GIS and overlaid on the GIS crime data layer to extract all non-homicide Part I Violent Crimes occurring within the Target Neighborhood boundaries during 2007, 2008 and 2009. As raw data on location of homicides is not publically available in GIS format, approximately one-third of the total number of homicides occurring in the SFPD Bayview District (24 in 2007, 24 in 2008 and 14 in 2009) was counted as occurring in the Target Neighborhood (which comprises approximately one-third of the land area). This is a conservative estimate, as the Target Neighborhood contains some of the highest crime areas in the SFPD Bayview District. The total number of violent crimes occurring in the Target Neighborhood, as shown in Table 1 above, has been certified by the SFPD in a letter contained in Attachment 24.

The population of the Target Neighborhood was obtained using 2000 U.S. Census data for the Census blocks within the Target Neighborhood, adjusted for the increase in City population from 2000 to 2009. The Target Neighborhood population was used to calculate the violent crime rate per 1,000 residents.



GAVIN NEWSOM
MAYOR

POLICE DEPARTMENT
CITY AND COUNTY OF SAN FRANCISCO

THOMAS J. CAHILL HALL OF JUSTICE
850 BRYANT STREET
SAN FRANCISCO, CALIFORNIA 94103-4603



GEORGE GASCÓN
CHIEF OF POLICE

November 10, 2010

David Mauroff
Northern California Area Manager
McCormack Baron Ragan
401 Rose Street
San Francisco, CA 94102

This letter serves to certify that the Part I Violent Crime rate per 1,000 residents in the City and County of San Francisco was 8.74 in 2007, 8.45 in 2008, and 7.36 in 2009. The Part I Violent Crime totals in the Target Neighborhood (as defined in the HUD Choice Neighborhoods application) were 481 in 2007, 500 in 2008, and 457 in 2009.

Citywide violent crime rates were obtained from the FBI website. A query was made of the automated data system, for all violent crimes in select PLOTS (approximately 4-block geographical areas used by San Francisco Police Department). This data accurately reflects the information in the data system at the time of the data run, and is subject to revisions. Targeted area crime rates were computed by the working group.

Please direct inquiries regarding the crime data to Lt Rob O'Sullivan of the COMPSTAT Division of the San Francisco Police Department (415-554-5019), and those regarding methodology to Mr. David Mauroff of McCormack Baron Ragan (415-341-4637).

Sincerely,


Lieutenant Rob O'Sullivan
COMPSTAT Division

Attachment 25: Need – School Form and Supporting Documentation

McCormack Baron Salazar

Att25_School_Form_and_Doc.pdf

CHOICE NEIGHBORHOODS

Low-Performing or Persistently Lowest Performing Schools Form

Lead Applicant: _____

Name of Targeted Public and/or Assisted Housing Site(s):

Complete the following form in response to the Rating Factor under Need, Severe Distress of the Targeted Neighborhood, which pertains to Low-Performing or Persistently Lowest-Performing Schools (Section V.A.2 of the NOFA, Implementation Grants and Planning Grants).

<p>1. Does the targeted neighborhood contain a low-performing and/or persistently lowest-performing school, as defined in Section V.A.2 of the NOFA?</p>	<p>() Yes, low-performing school</p> <p>() Yes, persistently lowest-performing school</p> <p>() No</p>
	<p>If yes, please provide the name of school and supporting documentation. *</p>
	<p>If no, proceed to question 2.</p>
<p>2. Do 20 children from the public and/or assisted housing attend a low-performing or persistently lowest performing school, as defined in Section V.A.2 of the NOFA?</p>	<p>() Yes, low-performing school</p> <p>() Yes, persistently lowest-performing school</p> <p>() No</p>
	<p>If yes, please provide the name of the school and supporting documentation.*</p>
	<p>If no, proceed to question 3.</p>
<p>3. Do 20% of children from the public and/or assisted housing attend a low-performing or persistently lowest performing school, as defined in Section V.A.2 of the NOFA?</p>	<p>() Yes, low-performing school</p> <p>() Yes, persistently lowest-performing school</p> <p>() No</p>
	<p>If yes, please provide the name of the school and supporting documentation.*</p>

* You must provide evidence (e.g. a letter of certification, report, or website listing with URL) from the State Education Agency that the identified school meets the relative criteria.

This information comes from the State of California's Department of Education Website:

<http://www.cde.ca.gov/ta/ac/pl/tier1.asp?print=yes>

Attachment 26: Vision – Achievability – Walkscore Documentation

McCormack Baron Salazar

Att26_Walkscore.pdf

Attachment 26
 Walkscore.com Amenity Map
 1350 Thomas Avenue



Find a Walkable Place to Live.

Rankings | Walkable Neighborhoods | How It Works | Walk Score On Your Site | Blog

Type an Address: 1350 thomas san francisco

Go

Walk Score

72
Out of 100

Very Walkable

1350 Thomas Ave San Francisco

Share

Overview

Customize Map

Your Commute

Bayview

Restaurants

Maple Trade Corpora 0.15mi

Coffee

Sam's Coffee 0.23mi

Groceries

Lee's Food Market 0.1mi

Shopping

Bay View Roofing Su 0.2mi

Schools

George Washington C 0.3mi

Parks

Candlestick Point S 0.25mi

Books

Bayview/Anna E. Wad 0.41mi

Bars

O'Neill's Irish Pub 0.37mi

Entertainment

Iwerks Turbo Ride 1.03mi

Post Offices

US Post Office 0.32mi

[View more amenities](#)
[Something missing?](#)



San Francisco Coupons
 1 ridiculously huge coupon a day. It's like doing The Bay at 90% off!
www.Groupon.com/Sai
 Ads by Google

Map data ©2010 Google - Terms of Use

[Big Map View](#)

Public Transportation

Transit Score: **71** Excellent Transit

15 nearby routes: 13 bus, 2 rail, 0 other

.35 mi - K INGLESIDE

.35 mi - T THIRD

.06 mi - 54 FELTON

.2 mi - 23 MONTEREY

.27 mi - 44 O'SHAUGHNESSY

.35 mi - 91 OWL

Address 1350 Thomas Avenue
Walk Score 72 - Very Walkable

Type	Name	Distance	Type	Name	Distance	Type	Name	Distance			
Child Care	Arc en Ciel Preschool	1.86mi	Bars	7 Mile House	2.00mi	Banking	Bank Drayage	1.71mi			
	Bayshore Child Care Services	2.24mi		Argus Lounge	2.19mi		Bank of the West	2.41mi			
	Big City Montessori School	1.27mi		Dogpatch Saloon	2.08mi		Bank of the West: Portola	0.93mi			
	Cornerstone Academy	1.81mi		El Rio	2.23mi		California Atm	2.19mi			
	Delta Preschool	1.61mi		Jack's Club	2.01mi		Citibank N.A.	2.78mi			
	Fellowship Academy & Preschool	1.70mi		Knockout	2.19mi		First Federal Savings & Loan	0.99mi			
	Glen Park Montessori	2.58mi		Molly's Irish Pizza	0.48mi		Mission National Bank	2.45mi			
	Head Start	0.70mi		Monte Carlo	0.40mi		Mission SF Federal Credit Union & Youth	2.18mi			
	Katherine Michiels School	2.48mi		New Judnich's	0.91mi		Pacific Reproductive Services	2.64mi			
	Lucy Harber Academy	0.66mi		O'Connor's Bar	0.96mi		Sterling Bank & Trust	0.98mi			
	Magic Palette Daycare-Preschool	1.71mi		O'Neill's Irish Pub	0.37mi		U.S. Bank	0.44mi			
	Rainbow's End Preschool	0.35mi		Retox Lounge	2.25mi		U.S. Bank	2.55mi			
	San Francisco School	1.42mi		Skip's Tavern	1.83mi		Union Bank	0.97mi			
	The Room To Grow Preschool	2.17mi		Stray Bar	1.91mi		Wells Fargo Bank	0.97mi			
	Trevor Martin Montessori School	1.82mi		Sundance Saloon	1.30mi		Wells Fargo Bank	2.60mi			
	YMCA	2.30mi		Wild Side West the	1.84mi		WR Hambrecht + Co	1.00mi			
	Bike Shops	Bespoke Cycles		3.08mi	Coffee		49'er Cafe	0.59mi	Groceries	All Nite Markets	0.38mi
		Bike Kitchen		2.67mi			America's Best Coffee Roasting Company	1.20mi		Aloudi Abdulsalam Grocery	0.63mi
		Box Dog Bikes		3.45mi			Bayside Coffee Shop	1.12mi		Big Save Market	0.43mi
		Freewheel Bike Shop		2.83mi			Bbc Cafe	0.84mi		Foods Co	0.71mi
		Heavy Metal Bike Shop		2.24mi			Biscoff Coffee Corner	1.03mi		Fords Grocery	0.40mi
		Mike's Bikes of San Francisco		3.59mi			Candlestick Coffee & Espresso	1.32mi		Golden Wheat Bean Sprout Co	0.36mi
		Mission Bicycle		2.96mi			Coffee Bar	2.78mi		H&M Grocery & Deli	0.54mi
		Modern Bait & Bicycles		2.29mi			Dynamo Donut & Coffee	2.08mi		Lee's Food Market	0.10mi
		NTP		0.20mi			Fancy Wheatfield Bakery Inc	0.96mi		Luen Sing Produce Co	0.30mi
		Pedal Revolution		2.59mi			Lolocup Tea & Coffee	0.99mi		Saabis Discount Groceries	0.44mi
Performance Bicycle Shop		3.38mi	Martha & Bros Coffee Co	1.73mi		Star Market	0.71mi				
Recommended Service		0.37mi	Ritual Coffee Roasters	0.82mi		Super Save Inc	0.63mi				
REI - San Francisco		3.24mi	Roadhouse Coffee Shop	0.35mi		The Jewel Restaurant	0.34mi				
Sports Authority		3.33mi	Sam's Coffee	0.23mi		Torino Grocery Market	0.51mi				
Treat Street Bicycle Works		2.82mi	San Francisco Tea & Coffee	1.03mi		Your Community Grocery Store	0.38mi				
Valencia Cyclery: Repair Shop		2.69mi	Sandbox Bakery	1.70mi		Yummy Foods Co	0.14mi				
Entertainment		AMC Loews Theatres - Metreon 16	4.03mi	Fitness		3rd Street Boxing Gym	2.01mi	Shopping		Bay View Roofing Supply	0.20mi
		ArtistsTelevision Access	2.77mi			Aikido Heart-San Francisco	2.01mi			Black Diamonds	0.72mi
		Brava For Women In the Arts	2.08mi			Bay Area Professionals Fitness and Wellness	1.58mi			Cheneral Inc	0.36mi
		Canyon Cinema Co-Op	3.63mi			Bernal Yoga	1.83mi			Cirecast Inc	0.46mi
	Castro Theater	3.55mi	Fit Bernal Fit		1.75mi	City Screen & Graphics	0.75mi				
	Cinemark San Francisco 9	4.03mi	Laura Griffin Personal Trainer		0.27mi	Creative T Shirts	0.36mi				
	Common Sense Media	3.05mi	Live Fit Gym		2.16mi	DLD Lumber	0.61mi				
	Iwerks Turbo Ride	1.03mi	Manuel's Renshinkan Karate		1.87mi	Eaststar Building Supply Co	0.67mi				
	Landmark Embarcadero Center	4.67mi	Mission Cliffs Climbing & Fitness		2.66mi	Frisco Fitted	0.43mi				
	Roxie Releasing	3.22mi	Navarro's Kenpo Karate & Gym		2.19mi	G Mazzei & Sons' Hardware	0.37mi				
	Roxie Theater	3.22mi	Pilates Heights		1.89mi	Gear Up	0.66mi				
	San Francisco Cinematheque	3.63mi	Pilates San Francisco		0.97mi	Go Go Sports Inc	0.42mi				
	The Dark Room Theater	2.89mi	Third Street Pilates		2.19mi	Lefty's	1.03mi				
	Tommy's Stereo	2.42mi	Universal Institute of Self		0.20mi	Perfect Purse The	1.03mi				
	Victoria Theatre	3.12mi	Universal Martial Arts Academy, Inc.		0.73mi	Urban Attire	0.51mi				
	Yerba Buena Center for the Arts (YBCA)	4.10mi	YMCA		0.34mi	Western Gravel & Roofing Supply	0.43mi				
	Restaurants	All Nite Pizza	0.37mi		Parks	Adam Rogers Park	0.25mi		Hospitals	Acorn Associates	1.31mi
		City Lunch Restaurant	0.16mi			Bayview Park	1.00mi			Bay Medical Co Inc	1.93mi
		El Azteca Taqueria	0.36mi			Bayview Playground	0.41mi			Broadline Medical Systems	1.09mi
Frisco Fried		0.37mi	Candlestick Point State Recreational Area	0.25mi		California Pacific Medical Center-St. Luke's Campus	2.34mi				
Golden City Inn Chinese Food		0.39mi	Candlestick Point State Recreational Area	0.34mi		Andre Campbell MD	2.17mi				
Maple Trade Corporation		0.15mi	Candlestick Point State Recreational Area	0.43mi		Citywheelchairs.Com	0.79mi				
Mc Donald's		0.34mi	Candlestick Point State Recreational Area	0.53mi		Community Health Network of San Francisco	2.17mi				
North America Noodle Co		0.27mi	Candlestick Point State Recreational Area	0.60mi		Community Health Network of San Francisco	2.28mi				
O'Neill's Irish Pub		0.37mi	Candlestick Point State Recreational Area	1.03mi		Irene Hendrick Paintings	0.66mi				
Pittman's Bar B Que		0.39mi	Gilman Playground	0.78mi		Mission Bay Convalescent Hospital	2.40mi				
Powell's Soul Food & Catering		0.34mi	Heron's Head Park	1.04mi		San Francisco Gen Hospital Foundation	1.93mi				
Shun Lee Co		0.31mi	Hilltop Park	0.35mi		San Francisco General Hospital	2.17mi				
Taqueria Y Market "aguila De Oro"		0.35mi	Lee Recreation Center	0.50mi		San Francisco General Hospital: David Erle	2.17mi				
The Jewel Restaurant		0.34mi	Milton Myer Recreation Center	0.53mi		San Francisco General Hospital: Amir Matityahu	2.17mi				
Universal Restaurant Equipment		0.34mi	Silver Terrace Playground	0.99mi		Women's Options Center At San Francisco	2.17mi				
Upper Crest Deli & Grill		0.42mi	Youngblood-Coleman Playground	0.76mi							
Post Office		Bayview Station San Francisco Post Office	0.34mi	Books		Adobe Book Shop	3.26mi	Schools		Bret Harte Elementary School	0.66mi
		Brannan Street Station	3.57mi			Bayview/Anna E. Waden Branch Library	0.41mi			Brown, Junior, (Willie L.) Elementary School	0.91mi
		Mail Boxes Etc	3.08mi			Bernal Heights Branch Library	1.78mi			Charles Drew College Preparatory Academy	0.47mi
	McLaren Station San Francisco Post Office	0.89mi	BlackNovels.Net		0.91mi	Edward R. Taylor Elementary School	1.14mi				
	Mendell St/Us Post Office	0.91mi	Books Inc.		1.77mi	George Washington Carver Elementary School	0.30mi				
	United States Government: McLaren Post O	0.92mi	Christopher's Books		2.46mi	Joshua Marie Cameron Academy	0.97mi				
	United States Government: Visitation Sta	1.52mi	Genesis Networks		0.62mi	Kipp Bayview Academy	0.80mi				
	US Court of Appeals	0.90mi	Jehovah's Witnesses Portola Congregation		1.24mi	Leadership High School	1.14mi				
	US Post Office	0.32mi	Pathfinder Bookstore		2.18mi	Malcolm X Academy	0.51mi				
	US Post Office	1.06mi	Portola Branch Library		1.05mi	Martin Luther King Junior Academic Middle School	1.01mi				
	US Post Office	1.48mi	Promesa Christian Bookstore		2.38mi	Phillip and Sala Burton Academic High School	1.14mi				
	US Post Office; Processing & Distributio	0.85mi	San Francisco Maritime National Historic		1.30mi	Senior Martin College Preparatory School	1.31mi				
	Visitation Station San Francisco Post Of	1.52mi	SFSU Bookstore Warehouse		0.75mi	St Elizabeth School	1.15mi				
		Visitation Valley Branch Library	1.52mi	Thurgood Marshall High School	1.00mi						
		Wynners Books & Gifts	0.95mi								

Source: <http://www.walkscore.com/score/1350-thomas-avenue-san-francisco>.

Attachment 27: Vision – Achievability – Preliminary Budget

McCormack Baron Salazar

Att27_Preliminary_Budget.pdf

Preliminary Transformation Budget

Housing Component			
Use	Value	Source	Status
Phase I Housing	\$24,400,000	LIHTC, CP Dev, Debt, SFRA, CNI	CP Dev and SFRA committed. Debt and Equity not yet applied.
Phase II Housing	\$24,000,000	LIHTC, CP Dev, Debt, SFRA, CNI	CP Dev and SFRA committed. Debt and Equity not yet applied.
Phase III Housing	\$38,500,000	LIHTC, CP Dev, Debt, SFRA	CP Dev and SFRA committed. Debt and Equity not yet applied.
Phase IV Housing	\$38,000,000	LIHTC, CP Dev, Debt, SFRA	CP Dev and SFRA committed. Debt and Equity not yet applied.
Phase V Housing	\$27,500,000	LIHTC, CP Dev, Debt, SFRA	CP Dev and SFRA committed. Debt and Equity not yet applied.
Phase VI Housing	\$44,500,000	LIHTC, CP Dev, Debt, SFRA	CP Dev and SFRA committed. Debt and Equity not yet applied.
Total	\$196,900,000		

People Component			
Use	Value	Source	Status
Workforce Development Fund	\$8,925,000	CP Development Co.	Committed
Job Training and Placement Programs	\$4,750,000	SF Redev. Agency	FY10-11 Committed; balance in process
Community Engagement and Leadership Development	\$190,000	Choice	Applied For
Program Support, Oversight and Guidance	\$400,000	Choice	Applied For
Case Management and Other On-site Staffing	\$2,085,000	Choice	Applied For
US Travel and Indirect	\$145,000	Choice	Applied For
Education Strategies Implementation	\$1,550,000	Choice	Applied For
Employment Program Costs	\$120,000	Choice	Applied For
Health and Safety Program Costs	\$45,000	Choice	Applied For
Mobility, Homeownership and Asset Building Program Costs	\$25,000	Choice	Applied For
Office Operations	\$90,000	Choice	Applied For
Total	\$18,325,000		

Neighborhood Component			
Use	Value	Source	Status
Southeast Health Center Expansion	\$20,000,000	City Dept. Pub. Health; SF Redev. Agency	Not Committed
Pediatric Wellness Center: Partial Contribution	\$2,000,000	CP Development Co.	Committed
Model Block Program	\$1,000,000	SF Redev. Agency	In Process
Neighborhood Affordable Housing Program: Gap Funding	\$85,000,000	SF Redev. Agency	In Process
Candlestick Point Affordable Housing (long-term): Gap Funding	\$145,000,000	SF Redev. Agency	20% of all project-area tax-increment is committed. Actual value is TBD (best estimate here)
College Track After-School Facility	\$1,000,000	SF Redev. Agency	In Process
BVHP Transportation Improvements (short-term)	\$250,000	SF County Trans. Auth	Not Committed
Eco Revitalization: Tenant Improvements, Small Business Assistance	\$4,100,000	SF Redev. Agency	FY10-11 Committed; balance in process
Early Childhood Education Center	\$2,325,000	Choice	Applied For
Opportunity Center	\$2,325,000	Choice	Applied For
Total	\$263,000,000		

Attachment 28: Vision – Achievability – Development Schedule

McCormack Baron Salazar

Att28_Development_Schedule.pdf

Preliminary Grant Implementation Schedule

Housing		
Task	Start Date	Completion Date
Phase I and Phase II		
Submission of Alice Griffith Offsite (Phase I and Phase II) Development Proposals	2Q 2013	2Q 2013
Phase I and Phase II Initial Financial Closing and Construction Commencement	4Q 2013	4Q 2013
Phase I and Phase II Construction	4Q 2013	2Q 2015
Use of CNI grant Funds for Housing	4Q 2013	2Q 2015
Phase III		
Submission of Alice Griffith Onsite (Phase III) Development Proposal	2Q 2014	2Q 2014
Phase III Initial Financial Closing and Construction Commencement	4Q 2014	4Q 2014
Phase III Construction	4Q 2014	2Q 2016
Phase IV		
Submission of Alice Griffith Onsite (Phase IV) Development Proposal	2Q 2015	2Q 2015
Phase IV Initial Financial Closing and Construction Commencement	4Q 2015	4Q 2015
Phase IV Construction	4Q 2015	2Q 2017
Phase V		
Submission of Alice Griffith Onsite (Phase V) Development Proposal	2Q 2016	2Q 2016
Phase V Initial Financial Closing and Construction Commencement	4Q 2016	4Q 2016
Phase V Construction	4Q 2016	2Q 2018
Phase VI		
Submission of Alice Griffith Onsite (Phase VI) Development Proposal	2Q 2017	2Q 2017
Phase VI Initial Financial Closing and Construction Commencement	4Q 2017	4Q 2017
Phase VI Construction	4Q 2017	2Q 2019

People		
Task	Start Date	Completion Date
CNI Grant Community Supportive Services Program	3Q 2010	2Q 2016
Workforce Development Fund*	2Q 2010	2Q 2015
Job Training and Placement Programs*	3Q 2010	3Q 2016
Community Engagement and Leadership Development*	3Q 2010	2Q 2016
Case Management and Overall Program Coordination and Oversight	2Q 2011	2Q 2016
Education Strategies Implementation*	2Q 2011	2Q 2016
Employment Strategies Implementation*	2Q 2011	2Q 2016
Health and Safety Programming and Strategies Implementation*	2Q 2011	2Q 2016
Mobility, Homeownership and Asset Building Strategies Implementation*	4Q 2014	2Q 2016

* Strategies will be sustained beyond the Choice funding period. The completion date indicates the timeframe within which the Short Term Goals identified in the People Vision will be achieved.

Neighborhood		
Task	Start Date	Completion Date
Eco Revitalization: Tenant Improvements, Small Business Assistance	3Q 2010	3Q 2016
Early Childhood Education Center (incl. CNI Grant)	4Q 2013	2Q 2015
Opportunity Center (incl. CNI Grant)	4Q 2013	2Q 2015
Neighborhood Affordable Housing Program: Gap Funding (incl. CNI Grant)	3Q 2011	3Q 2016
College Track After-School Facility	4Q 2010	4Q 2011
BVHP Transportation Improvements (short-term)	1Q 2011	4Q 2011
Pediatric Wellness Center	1Q 2012	4Q 2013
Model Block Program	3Q 2012	1Q 2013
Southeast Health Center Expansion	1Q 2015	4Q 2016
Candlestick Point Affordable Housing (long-term): Gap Funding	1Q 2015	4Q 2026