

Attachment 21: Neighborhood Leverage Documentation

McCormack Baron Salazar

Att21\_Neighborhood\_Leverage.pdf

## Attachment 21: *Neighborhood Resources*

List all funds that will be used for Neighborhood Development only. For each resource you list, you must provide a commitment document behind this Attachment that meets the standards described in the match and leveraging section of the NOFA. The amounts listed on this form must be consistent with the amounts listed on Attachment 7 (Sources & Uses) and the amounts in each resource commitment document.

Source of Neighborhood Leverage Resource	Dollar Value of Resource	Page # of Commitment Document	HUD Use Only Amount Approved
CP Development Co., LP (match)	\$ [REDACTED]	2	\$ _____
<b>Page Total</b>	\$ [REDACTED]		\$ _____

May 18, 2011

Mr. Henry Alvarez  
Executive Director  
San Francisco Housing Authority  
1815 Egbert Avenue  
San Francisco, California 94124

Subject: Eastern Bayview/Alice Griffith Public Housing Choice Neighborhoods Initiative Grant Application – Neighborhood Leveraging, Attachment 21; Section V.a.1.c.8.c

Dear Mr. Alvarez:

CP Development Co., LP, a Delaware limited partnership (“Developer”), and the Redevelopment Agency of the City and County of San Francisco entered into that certain Disposition and Development Agreement (Candlestick Point and Phase 2 of the Hunters Point Shipyard) dated for reference purposes as of June 3, 2010 (the “DDA”). Under the DDA, Developer has committed to providing a minimum of [REDACTED] over the life of the FY 2010 Choice Neighborhoods grant as a new “Neighborhood” commitment leveraged by Choice funding.

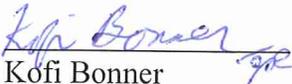
Specifically, these funds will be used for infrastructure development at the Alice Griffith Public Housing site. Developer’s commitment, used in conjunction with the Choice Neighborhoods award, is critical to the success of the new, 1,210 unit, mixed-income community described in the Eastern Bayview/Alice Griffith Transformation Plan.

We are very pleased to be a part of this historic redevelopment effort, and look forward to implementing the Eastern Bayview/Alice Griffith Transformation Plan, which will be truly transformative for the neighborhood residents.

Sincerely,

CP Development Co., LP,  
a Delaware limited partnership

By: CP/HPS Development Co. GP, LLC,  
a Delaware limited liability company  
its General Partner

By:   
Name: Kofi Bonner  
Its: Authorized Representative

**LENNAR**  
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Attachment 22: Certification of Accessibility, Adaptability and Visitability

McCormack Baron Salazar

Att22\_Certification\_of\_Accessibility.pdf

## **Certification of Accessibility**

The development team certifies that it will exceed its obligation to meet the accessibility requirements as dictated by Federal Law, as detailed in the NOFA and as stated in state and local requirements. This includes exceeding the accessibility requirement for mobility-impaired individuals by making 10% of the 504 units accessible for mobility-impaired individuals. Furthermore, the development team is committed to meet the 2% accessibility requirement for the visually- and hearing-impaired, and to meet universal design goals and barrier-free neighborhood design.

***i. Homeownership Units:*** The Housing Vision in the Transformation Plan does not include home ownership units; however, for Alice Griffith residents who are considering purchasing a home and require disability modifications, case managers will provide residents with resource referrals to housing organizations who assist with accessibility modifications in homes.

***ii. Modifications to HCV-assisted units:*** The development team and SFHA are committed to assisting in funding reasonable modifications for former Alice Griffith residents assisted with HCVs. If necessary, SFHA and Case Managers will work with landlords to modify HCV-assisted units for disabled residents and will also connects persons requesting reasonable modifications to local fair housing organizations that may provide assistance in locating resources to finance such modifications, including Independent Living Resource Center—San Francisco, and the San Francisco Human Services Agency – Department of Aging and Adult Services.

***iii. Playgrounds:*** The permitting process for the Alice Griffith Replacement buildings includes, prior to permit issuance, the approval of all architectural drawings, including landscaping and playground plans, by the San Francisco Mayor’s Office on Disability (MOD). MOD’s official City role is to ensure that all new construction conforms to fair housing laws and that disabled access is maximized. MOD is especially diligent in its review of playgrounds, and its review will ensure that playgrounds/tot lots will be designed to accommodate children with mobility, visual, and other impairments, over and above statutory and regulatory requirements, to ensure that the playgrounds are accessible to all children. In addition, play surface material will be designed to be wheelchair accessible, and at the same time provide a safe fall surface. Playground equipment that provides play/activity components at various heights will be selected to ensure that the equipment is interesting, fun, and accessible to children with the widest range of abilities.

***iv. Adaptability:*** Ground floor rental units, as well as all units accessible by elevator, not otherwise covered by accessibility requirements, will be designed with features that will allow the unit to be adapted to persons with varying degrees of disability. The adaptable units will be designed to comply with the seven design requirements of the Fair Housing Act as follows: accessible building entrance on an accessible route; accessible common and public use area; usable doors; accessible route into and through the covered unit; accessible environmental controls; reinforced bathroom walls for grab bars; and usable kitchens and bathrooms.

Kitchens will be designed with clearances and appliance layouts that allow a physically disabled individual to access the space. Blocking and framing will be provided in the walls around all tubs and showers to allow installation of additional grab bars when needed. Residential units will be wired to accommodate devices for hearing and visually disabled individuals, which can be easily installed when needed. Electrical and phone outlets, thermostats, light switches and other controls will be located at a height that will accommodate physically disabled and non-disabled persons comfortably.

**v. Visitability:** The development team commits that for all units not otherwise covered by accessibility requirements, to the extent practical, each unit will be designed to allow a disabled individual to visit the units of non-disabled persons. It is not possible to make the second and third floors of all garden apartments visitable because some are walk-ups; however, 100% of all ground floors and ground floor units, and 100% of all units within each building served by an elevator will be designed to be visitable, providing flexibility in locating accessible units anywhere in these buildings.

The site improvements will be designed to provide accessible pathways through the community that allow disabled individuals to visit any ground floor unit on site. At a minimum, these pathways will include conveniently located curb cuts and sidewalks that are properly sloped and are adequate to accommodate individuals in wheel chairs. Tactile pavers or similar materials will be used in hazardous areas.

There will be at least one step-free paved accessible route from the street or from on-site parking areas to an at-grade entrance to each ground level unit. All townhomes will have accessible rear entrances, but whenever possible, units will incorporate accessible front entrances as well. There will be no step at the threshold and ample clearances for door swings. All entry doors and interior corridors will be no less than 3'-0" wide and all interior room doors will be no less than 2'-10" wide, allowing 32" of clear passage space.

**Site Accessibility:** Great care will be taken to eliminate physical barriers in the neighborhood such as slopes and steps. Disability advocates will be consulted during the planning and design of public and private walkways, parking areas, and building entry doors to optimize the overall accessibility of the development. Re-grading will be completed as needed to eliminate abrupt grade changes. Outdoor stairs in the public right-of-ways will be avoided. Buildings open to the public will be entered at grade and will be characterized by barrier-free design meeting ADA requirements. Playgrounds, tot lots, barbeque areas, mailboxes, trash facilities, and other common public use amenities will be on an accessible route.

**Universal Design:** By incorporating concepts of universal design into all ground floor units not otherwise covered by accessibility requirements, to the extent practical, the Transformation Plan not only meets the requirements of 24 CFR 8.3 but will also make the living environment more convenient and comfortable for people of all ages and ranges of disability. Some of the universal design features that will be included in the design of new housing under the Plan are as follows: adequate clearances in front of each appliance and working surfaces; faucets with single lever handles and shallow bowls; slip resistant, smooth surface flooring and low pile height carpet; lever door handles instead of door knobs; covered exterior entries; adjustable height closet rods; view windows with 36" or less sill height; mirror to backsplash behind bathroom sink; mixer valve with pressure balance and hot water limiter; and electrical and phone outlets, light switches, thermostats at accessible heights.

Attachment 23: Documentation for Green Development and Energy Efficiency Strategies

McCormack Baron Salazar

Att23\_Green\_Strategies.pdf

## **Attachment 23: Green Strategies**

### ***Green Point Rated:***

The development team has performed an initial self-score on the Green Point Rated checklist and anticipates meeting all mandatory requirements, the initial minimum 50 points and at least an additional 50 points. In the initial self-score, the Alice Griffith Transformation Plan targeted a total of 158 points in the following categories (actual total points will depend on further design, construction negotiations, and final commissioning):

<b>Category:</b>	<b>Possible Points</b>	<b>AG Targeted Points</b>
AA. Community Design and Planning:	42	25
A. Site	11	7
B. Landscape	33	8
C. Design Considerations	14	6
D. Foundation, Structural Frame & Envelope	34	7
E. Exterior	8	0
F. Insulation	3	0
G. Plumbing	18	9
H. Heating Ventilation & Air Conditioning	13	6
I. Renewable Energy	16	0
J. Building Performance	43+	45
K. Finishes	26	10
L. Flooring	6	5
M. Appliances & Lighting	16	8
N. Other	9	6
O. (Not Used)	0	0
P. Innovations	26+	16
Q. Cal Green Code	0	0
<b>TOTAL:</b>	<b>318+</b>	<b>158</b>

### ***Additional Green Strategies:***

In addition to meeting Green Point Rated certification and LEED-ND certification, there are several additional green strategies to be used in the Alice Griffith Transformation Plan, including:

- Treat stormwater runoff from the Candlestick Point – Hunters Point Shipyard Phase 2 Project prior to discharging to the Bay; this shall be accomplished by using low impact development treatment measures as prescribed in the San Francisco Stormwater Design Guidelines.
- Comply with the Municipal Stormwater General Permit and associated City Storm Water Management Plan and appropriate standards established in the Green Building Ordinance and San Francisco Stormwater Design Guidelines.
- Install reclaimed water infrastructure (purple pipe).
- Use climate appropriate vegetation that minimizes permanent irrigation for landscaping open spaces, rooftops and green walls.
- Design all new buildings to exceed Title 24 (2008) energy standards by at least 15%.

- Divert from landfill 75% (with a goal of 90%) of debris generated by the construction of new buildings and demolition of existing buildings.
- Develop a Site Waste Management Plan (“SWMP”) to describe the methods by which the Project shall minimize waste generation not otherwise covered by existing City regulatory policies, with the goal of achieving a diversion rate of at least 72 percent, consistent with the City’s existing diversion rate in 2008.
- Provide dedicated recycling facilities for all buildings (but not including townhomes).
- Use concrete in building construction that includes at least 35% fly ash or slag.
- Provide ‘solar ready’ infrastructure such as solar panel standoffs, conduit or roof water spigots on all new buildings in order to minimize the cost and effort of adding solar capacity at a later date. As an alternative, infrastructure shall be provided for solar hot water panels, minimizing future disruption to the building envelope and roof membranes.
- Implement a Candlestick Point – Hunters Point Shipyard Phase 2 Construction Traffic Management Program to minimize impacts of the Project and its contribution to cumulative impacts related to construction activities and construction.
- Prepare and Implement a final Transportation Demand Management Plan
- Utilize construction equipment emission control technology such that 50% of the construction fleet will meet US EPA Tier 2 standards outfitted with California ARB Level 3 VDECS (Verified Diesel Emission Control Strategies) for particulate matter control (or equivalent) during the first two years of construction activities (2010-2011), increasing to 75% of the fleet in the third year (2012) and 100% of the fleet starting in the fourth year (2013) and continuing for the duration of the Project.
- Utilize construction equipment that meets the US EPA Tier 2 standards outfitted with California ARB Level 3 VDECS (Verified Diesel Emission Control Strategies) for particulate matter control (or equivalent) throughout the entire duration of construction activities on those parcels.
- Comply with the City’s Public Works Code and Construction Site Water Pollution Prevention Program by submitting a specific Storm Water Pollution Prevention Plan (“SWPPP”) for approval by the SFPUC before initiating construction activities in areas draining to the combined sewer system.
- Comply with applicable SFRWQCB/NPDES requirements through the implementation of a dewatering plan to minimize potential impacts to receiving water quality during.
- Comply with the terms and conditions of the SFPUC’s Operations and Maintenance Plan and Recycled Water General Permit conditions for the use of recycled water.
- Comply with prohibition on Infiltration Best Management Practices and other limitations on stormwater infiltration.
- Grade the Candlestick Point – Hunters Point Shipyard Phase 2 Project such that finished floor elevations are 3.5 feet above the Base Flood Elevation (“BFE”), and streets and pads are 3 feet above BFE to allow for future sea level rise.
- Design shoreline and public access improvements to allow future increases in elevation along the shoreline edge to address potential higher sea level rise values. Design elements

shall include providing adequate setbacks to all of future elevation increases of at least 3 feet from the existing elevation along the shoreline.

- Implement shoreline improvements for flood control protection as identified in the Candlestick Point/Hunters Point Development Project Proposed Shoreline Improvements report and where feasible, elements of living shorelines shall be incorporated into the shoreline protection improvement measures.
- Avoid wetlands and jurisdiction waters to the maximum extent practicable for Project components and minimize indirect construction-related impacts on these areas through the study area by following the Best Management Practices.
- Minimize impacts on eelgrass locations and utilize Best Management Practices during the construction of shoreline treatments to prevent settlement of sediment onto eelgrass.
- Avoid impacts to nesting birds.
- Protect burrowing owls by implementing requirements.
- Implement raptor foraging habitat enhancements detailed in the Parks and Open Space Plan.
- Minimize impacts to essential fish habitats and other marine wildlife
- Restore and enhance tidal marsh and high beach habitats.
- Create and restore new upland grasslands.
- Ensure intended migratory stopover habitat is sufficiently separated from tall buildings and incorporate bird-friendly building design elements to minimize bird strike risk.
- Preserve and replace significant trees.
- Plant up to 10,000 net new trees at the Candlestick Point – Hunters Point Shipyard Phase 2 Project and in the community.
- Implement Best Management Practices to reduce impacts of dredging on water quality.
- Develop parkland in phases and schedule development such that adequate parkland is constructed and in operation when residential and employment-generating uses are occupied.
- Install ENERGY STAR appliances, where appliances are offered by homebuilders.
- Use light emitting diode (“LED”) based energy efficient street lighting.
- Reduce potable water demand from the San Francisco Green Building Ordinance scenario by 51% (upon availability of reclaimed water sources).
- Reduce open space potable water demand by 50% compared to the Model Water Efficient Landscape Ordinance (MWELO).

Attachment 24: Section 3 Annual Summary Report

McCormack Baron Salazar

Att24\_Section\_3\_Summary\_Report.pdf

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO Report  
has been submitted.

April 12, 2011

### Section 3 Summary Report

Economic Opportunities for  
Low and Very Low-Income Persons

**U.S. Department of Housing  
and Urban Development**  
Office of Fair Housing  
and Equal Opportunity

**OMB Approval No.2529-0043**  
(exp. 11/30/2010)

**HUD Field Office :: SAN FRANCISCO, CA**

See Public Reporting Burden Statement below

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<p><b>1. Recipient Name:</b></p> <p>Housing Authority of the City and County of San Francisco</p> <p><b>2. Grant Number:</b></p> <p>39P00150109</p> <p><b>4. Contact Person:</b></p> <p>Rufus Davis</p> <p><b>6. Length of Grant:</b> 48 <i>Month(s)</i></p> <p><b>8. Date Report Submitted:</b></p> <p>04/12/2011</p>	<p><b>Recipient Address:</b> <i>(street, city, state, zip)</i></p> <p>1815 Egbert Avenue San Francisco , California 94124</p> <p><b>3. Total Amount of Award:</b> \$ 13,618,427 Amount of All Contracts Awarded: \$ 3,856,769</p> <p><b>5. Phone:</b> 4157153169 <b>Fax:</b> 4157153201 <b>E-Mail:</b> davisru@sfha.org</p> <p><b>7. Reporting Period:</b> Quarter 4 of Fiscal Year 2010</p> <p><b>9. Program Code-Name:</b></p> <p>3C-Public/Indian Housing-Modernization</p>
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<b>Program Codes:</b>	1 = Flexible Subsidy	2 = Section 202/811
3A = Public/Indian Housing Development	3B = Public/Indian Housing Operation	3C = Public/Indian Housing Modernization
4 = Homeless Assistance	5 = HOME Assistance	6 = HOME-State Administered
7 = CDBG-Entitlement	8 = CDBG-State Administered	9 = Other CD Programs
10= Other Housing Programs		

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<b>Part I. Employment and Training</b> (Columns B, C, and F are mandatory fields.)					
<b>A</b> Job Category	<b>B</b> Number of New Hires	<b>C</b> Number of New Hires that are Sec.3 Residents	<b>D</b> % of Section 3 New Hires	<b>E</b> % of Total Staff Hours for Section 3 Employees	<b>F</b> Number of Section 3 Trainees
Professionals	0	0	0.00 %	0.00 %	0
Technicians	0	0	0.00 %	0.00 %	0
Office/Clerical	18	18	0.00 %	0.00 %	0
Officials/Managers	0	0	0.00 %	0.00 %	0
Sales	0	0	0.00 %	0.00 %	0
Craft Workers (skilled)	50	50	0.00 %	0.00 %	50
Operatives (semiskilled)	0	0	0.00 %	0.00 %	0
Laborers (unskilled)	55	55	0.00 %	0.00 %	55
Service Workers	93	93	0.00 %	0.00 %	6
Other (List)	0	0	0.00 %	0.00 %	0
<b>Total</b>	216	216			111

**Part II. Contracts Awarded****1. Construction Contracts:**

- A. Total dollar amount of all construction contracts awarded on the project \$ 3,856,769
- B. Total dollar amount of construction contracts awarded to Section 3 businesses \$ 0
- C. Percentage of the total dollar amount that was awarded to Section 3 businesses 0.00 %
- D. Total number of Section 3 businesses receiving construction contracts 0

**2. Non-Construction Contracts:**

- A. Total dollar amount of all non-construction contracts awarded on the project \$ 0
- B. Total dollar amount of non-construction contracts awarded to Section 3 businesses \$ 0
- C. Percentage of the total dollar amount that was awarded to Section 3 businesses 0.00 %
- D. Total number of Section 3 businesses receiving non-construction contracts 0

**Part III. Summary of Efforts**

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. (Select **yes** to all that apply)

**Yes** Recruited low-income residents through: local advertising media, signs prominently displayed at the project site, contacts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.

**Yes** Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.

**Yes** Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.

**No** Coordinated with Youthbuild Programs and administered in the metropolitan area in which the Section 3 covered project is located.

**No** Other; describe below.

Public reporting burden for this collection of information is estimated to average 6 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency

may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u., mandates that the Department ensure that employment and other economic opportunities generated by its housing and community development assistance programs are directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as a self-monitoring tool. The data is entered into a data base and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and OMB Circular A-108 are not applicable. The reporting requirements do not contain sensitive questions. Data is cumulative; personal identifying information is not included.

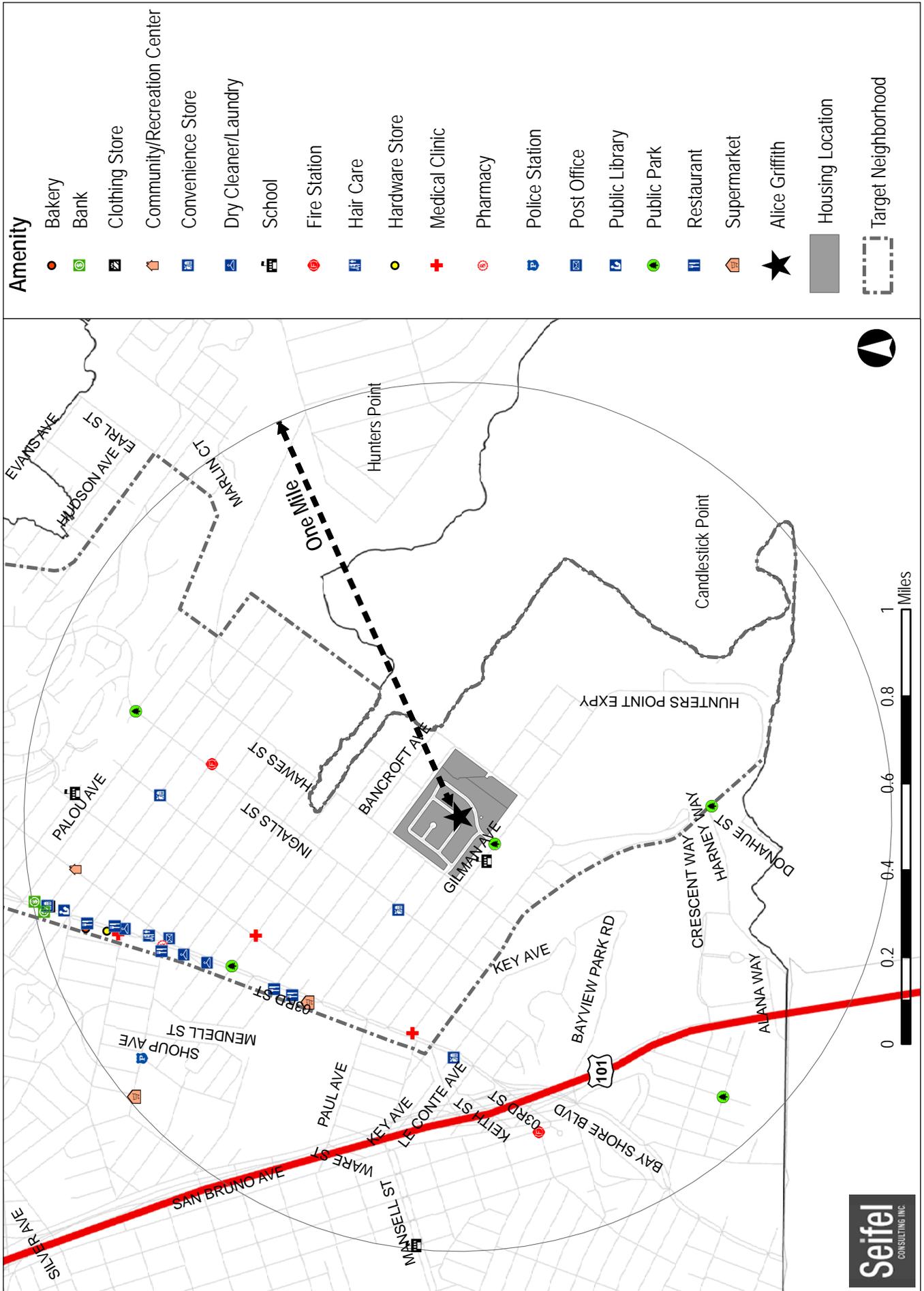
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Attachment 25: Access to Amenities Documentation

McCormack Baron Salazar

Att25\_Access\_to\_Amenities.pdf

# Attachment 25: Access to Amenities



**Amenities Within One-Mile Radius of Alice Griffith**

<b>Category</b>	<b>Name</b>	<b>Amenity</b>	<b>Address</b>
Civic/Community	Bayview Hunters Point YMCA	Community/Recreation Center	1601 Lane Street
Civic/Community	3rd Street Youth Center and Clinic	Community/Recreation Center, Medical Clinic	5190 3rd Street
Civic/Community	Bret Harte Elementary School	Elementary School	1035 Gilman Avenue
Civic/Community	George Washington Carver Elementary School	Elementary School	1360 Oakdale Avenue
Civic/Community	SF Fire Station 17	Fire Station	1295 Shafter Avenue
Civic/Community	SF Fire Station 44	Fire Station	1298 Girard Street
Civic/Community	Phillip and Sala Burton Academic High School	High School	400 Mansell Street
Civic/Community	Arthur H Coleman Medical Center	Medical Clinic	6301 3rd Street
Civic/Community	Southeast Health Center	Medical Clinic	2401 Keith Street
Civic/Community	SF Police Department Bayview	Police Station	201 Williams Avenue
Civic/Community	US Post Office	Post Office	2111 Lane Street
Civic/Community	Bayview/Anna E. Waden Branch Library	Public Library (Closed for Construction)	5075 3rd Street
Civic/Community	Adam Rogers Park	Public Park	Ingalls and Oakdale
Civic/Community	Bayview Park	Public Park	3rd Street and Armstrong Avenue
Civic/Community	Candlestick Point State Recreational Area	Public Park	Jamestown Avenue and Harney Way
Civic/Community	Gilman Playground	Public Park	Gilman Avenue and Griffith Street
Civic/Community	Little Hollywood Park	Public Park	Lathrop and Tocoloma
Community Retail	Yvonne's Southern Sweets	Bakery	5128 3rd Street
Community Retail	Frisco Fitted Urban Wear	Clothing Store	5009 3rd Street
Community Retail	Bethel Station	Convenience Store	6504 3rd Street
Community Retail	Big Save Market	Convenience Store	5001 3rd Street
Community Retail	Double Rock Grocery	Convenience Store	2830 Ingalls Street
Community Retail	Lee's Food Market	Convenience Store	1397 Revere Avenue
Community Retail	G Mazzei & Sons' Hardware	Hardware Store	5166 3rd Street
Community Retail	Walgreens	Pharmacy	5300 3rd Street
Fresh Food Retail	Foods Co	Supermarket	345 Williams Avenue
Fresh Food Retail	Fresh and Easy	Supermarket (Planned)	5800 3rd Street
Services	Bank of America	Bank	5000 3rd Street
Services	U.S. Bank	Bank	4947 3rd Street
Services	4 Lane Cleaners	Dry Cleaner	2200 Lane Street
Services	Windmill Cleaners	Dry Cleaner	5500 3rd Street
Services	Shaves and Fades Barbershop	Hair Care	5265 3rd Street
Services	Angel's Wash House	Laundry	5205 3rd Street
Services	El Azteca Taqueria	Restaurant	5298 3rd Street
Services	Pittman's Bar B Que 2	Restaurant	5130 3rd Street
Services	Roadhouse Coffee Shop	Restaurant	5191 3rd Street
Services	Limon Rotisserie	Restaurant (Planned)	5800 3rd Street
Services	Brown Sugar Kitchen	Restaurant (Planned)	5800 3rd Street