



HOPE VI Properties in Seattle & Portland

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Enterprise in San Francisco Hosts Tour of Premiere HOPE VI Properties in Seattle & Portland

The Enterprise San Francisco office hosted a tour of HOPE VI properties in Seattle & Portland for local developers working on HOPE SF.

Event Background

The City of San Francisco is undertaking an initiative called HOPE SF to carry out the redevelopment of eight seriously distressed public housing authority properties using local resources in light of the limited availability of Federal HOPE VI funding.

The first HOPE SF project will be Hunters View, followed these three sites: Sunnydale, Potrero, and Westside Courts.



HOPE SF Principles

- One-for-one replacement of public housing
- Emphasis on onsite relocation and minimal displacement of existing residents
- Commitment to creating as much affordable housing as possible
- Resident engagement and capacity-building throughout the development process
- Integration with neighborhood plans
- Incorporation of green building practices

The HOPE SF initiative seeks to build revitalized, mixed-income communities, and the program's leaders have been drawing upon the best practices and experiences of other housing authorities and developers around the county. The King County Housing Authority, Seattle Housing Authority, and the Housing Authority of Portland have several strong examples of innovative, highly successful HOPE VI properties.

Tour Details

On Sept. 25, the group toured a King County Housing Authority project: Greenbridge, and two Seattle Housing Authority projects: High Point and New Holly.

On Sept. 26, the group toured two Portland properties: New Columbia and Humboldt Gardens. Naomi Bayer, Vice President, Field Operations, joined for Thursday's tours in Seattle and Kate Allen, Enterprise Local Office Director in Portland, joined for Friday's tours and shared insights on Enterprise's involvement.

Goals

- Provide key San Francisco housing staff members, developers, architects, and decision-makers with information and first-hand knowledge of the many innovative components included in the Seattle and Portland HOPE VI projects, including:
 - Community-building in a mixed-income development
 - Resident services and capacity-building
 - Site planning and design, including green building practices, “healthy homes”, and community facilities
 - Project financing/development structure
 - Relocation and re-occupancy, including tenant involvement in the process
 - Property management/operations
- Create an activity which would be a source of inspiration for San Francisco participants; expose them to exciting new ideas and the potential for replicating them and/or expanding upon them in San Francisco.
- Introduce HOPE SF leaders to the staff of the Seattle and King County Housing Authorities and the Housing Authority of Portland; promote inter-jurisdictional exchange; build relationships between the agencies.
- Provide an opportunity for staff and officials associated with HOPE SF to step back and engage with each other in an open setting outside of the office.
- Introduce HOPE SF staff to additional ways in which Enterprise can add value to these redevelopment efforts.

Outcomes from the Event

The trip was a huge success. The San Francisco participants found the tours to be valuable, inspiring, and relevant to their work on HOPE SF. The two days were jam-packed with site visits and conversations, and during any down-time the participants were actively discussing their reactions and ideas. These are some outcomes from the tour:

- Attendees are now referencing the Seattle and Portland sites as examples of some best practices to be replicated in San Francisco;
- Several components of the Seattle and Portland HOPE VI properties have been identified as vital for inclusion in HOPE SF projects;
- San Francisco City staff, developers, and architects strengthened their relationships with one another, sharing insights on a wide range of HOPE VI topics stemming from their diverse roles and backgrounds;
- Several attendees are reaching out to Seattle and Portland staff they met on the tour to ask questions and request additional information;
- Enterprise has engaged one of the lead Seattle Housing Authority staff members to serve as a consultant and provide technical assistance to San Francisco HOPE SF leaders on issues related to the development side of public housing revitalization projects.
- City staff and local developers are turning to Enterprise for continued support, tools, trainings, resources, and assistance in building successful, innovative HOPE SF projects.

Quotes

Rich Gross: “Enterprise is excited to bring together so many San Francisco HOPE SF leaders to share ideas with each other and to learn from the experiences of the King County, Seattle, and Portland housing authorities. HOPE SF represents a fantastic opportunity to not only rebuild distressed public housing, but also to have a real impact on communities, neighborhoods, and individuals’ lives.”

Henry Alvarez, Executive Director of San Francisco Housing Authority: “I was greatly impressed with the facilities, communities, and the look and feel of what I saw. It’s a great model which I hope to bring back to San Francisco to incorporate into our planning for our own HOPE SF.”

Craig Adelman, Deputy Director of San Francisco Mayor’s Office of Housing: “Enterprise’s facilitation of our tour of HOPE VI developments in Seattle and Portland will be immensely valuable in the further development and implementation of the HOPE SF program. The access to

staff that have been, and continue to be intimately involved in the planning, development and operation of the sites we toured was incredibly helpful. Their willingness to share not only their successes but also to set aside pride and frankly discuss challenges and lessons learned will have direct and immediate impacts on how we craft HOPE SF. Additionally, the offsite, informal interaction amongst our San Francisco development teams and local agencies, and the free flowing exchange of ideas and responses that emerged from such a setting was a wonderful byproduct of the trip. I know many of us returned home feeling informed and inspired about our challenges ahead in San Francisco.”

Ramie Dare, Project Manager for Mercy Housing: “I was impressed by the tremendous accomplishments of the Seattle and Portland team members in dealing with the physical, financial and social complexities of building whole new communities that reflect our values of inclusiveness and transformation. The tour and lessons learned were incredibly valuable.”

Tour Agenda

Seattle: Thursday, September 25, 2008

- 11:00am – 12:00pm** **Walking tour of Greenbridge**, King County Housing Authority (KCHA) HOPE VI Property
Tour Leaders: Steve Clagett (Finance Manager for Greenbridge), Dan Watson (Deputy Director)
- 12:15pm – 1:15 pm** **Walking tour of High Point**, Seattle Housing Authority (SHA) HOPE VI Property
Tour Leaders: George Nemeth (Housing Developer) & Tom Phillips (Senior Development Project Manager)
- 1:30pm – 2:00pm** **Lunch at Gathering Hall, New Holly**
- 2:00pm – 3:00pm** **Walking tour of New Holly**, SHA HOPE VI Property
Tour Leaders: Joy Bryngelson (Community Builder Supervisor) and Ed Rose (Senior Development Project Manager)
- 3:00pm – 5:00pm** **Panel Discussion and Q&A, Gathering Hall, New Holly**
Panelists:
- Moderator: Al Levine (Deputy Executive Director for Development and Asset Management)
 - Willard Brown (Property Management Administrator, HOPE VI)
 - Joy Bryngelson (Community Builder Supervisor)
 - Ann Marie Lindboe (Director, Housing Finance and Asset Management)
 - Tom Phillips (Senior Development Project Manager)
 - Ed Rose (Senior Development Project Manager)

Portland: Friday, September 26, 2008

- 9:00am – 10:45am** **Walking tour of New Columbia**, Housing Authority of Portland (HAP) HOPE VI Property
Tour leaders: Mike Andrews (Director of Development and Community Revitalization), Pamela Kambur (Community Relations Manager), John Keating (Assistant Director for Community Building), Julie Livingston (Project Manager), Ben Wickham (Asset Manager), Jill Picard (Allied Property Manager)

- 11:00am – 11:30am** **Walking tour of Humboldt Gardens**, HAP HOPE VI Property
Tour leaders: Mike Andrews, Pamela Kambur, John Keating,
Julie Livingston, Donna Kelley (Asset Manager), Angie Henry
(IPM Property Manager)
- 11:30am – 12:00pm** **Lunch at Humboldt Gardens Opportunity Center**
- 12:00pm - 1:15pm** **Panel discussion and Q&A, Opportunity Center**
Panelists:
- Moderator: Steve Rudman (Executive Director)
 - Mike Andrews (Director of Development and Community Revitalization)
 - John Keating (Assistant Director for Community Building)
 - Julie Livingston (Project Manager)
 - Dianne Quast (Director of Real Estate Operations)
 - Rachael Duke (Assistant Director of Resident Services)
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