

1 [Resolution requesting the San Francisco Housing Authority Apply for Federal Grants, Seek
2 Waiver of Property Taxes Due the City, Report the Physical Conditions of Rental Properties
3 and Status of Resolving SFHA's "Troubled" status Designation]

4 **Resolution requesting the San Francisco Housing Authority to: apply for federal Hope**
5 **IV funding; seek Board approval of Payment in Lieu of Taxes; Provide copies of any**
6 **HUD proposed MOU regarding resolution of Troubled status; provide copies and status**
7 **of property management proposal for Hunter's Point redevelopment area projects;**
8 **provide a physical inspection report of SFHA Properties and inform residents living in**
9 **substandard housing of their rights to demand improvements.**

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11 WHEREAS, Over the past three years, the federal department of Housing and Urban
12 Development (HUD) has made available almost \$350 million in HOPE VI grants to Housing
13 Authorities all over the country averaging \$15 to \$20 million each and the San Francisco
14 Housing Authority (SFHA) has neither applied for these funds in the past three years nor
15 intends to apply for them this year; and

16 WHEREAS, Mayor's Advisory Panel on the SFHA has specifically recommended the
17 SFHA apply for HOPE IV funds; and,

18 WHEREAS, Because of its "Troubled" Status, SFHA would have to seek a waiver and
19 sign a "Memorandum of Agreement" (MOA) with HUD to resolve deficiencies identified by
20 HUD inspections which is necessary before SFHA is eligible for any discretionary funds from
21 HUD and the SFHA has not sought a waiver and has not explained the basis for its refusal;
22 and,

23 WHEREAS, HUD regulations say that local government should be participants in
24 reviewing, but not signing an MOA after the "Troubled" Status is determined and a process
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1 involving the City and County should be underway at the SFHA but is not and HUD has
2 subsequently sent a second request seeking an MOA and,

3 WHEREAS, Mayor's Advisory Panel on the SFHA has specifically recommended the
4 SFHA seek said waiver and execute a MOA with HUD; and,

5 WHEREAS, the City of San Francisco routinely forgives the property taxes owed by
6 the SFHA to the City as way of financially supporting the SFHA by approving a Payment in
7 Lieu of Taxes (PILOT) by the SFHA which the SFHA has only to request and such financial
8 support in this case would help ease the financially troubled status as well; and,

9 WHEREAS, Professional property manager, the Jon Stewart Company, has been
10 given the approval for a major redevelopment in 2005 and has reported some work including
11 financial planning, but it is unclear what the plan is, its scope or implementation timeline; and,

12 WHEREAS, HUD's current inspection reports by project would reveal that residents
13 are living in substandard housing run by the City and, if this were a private landlord, residents
14 who have and the right to know the deficiencies in their housing and, if they were aware of
15 these rights could self-organize to address them and would likely petition the City Attorney
16 who could respond with code enforcement actions to cure habitability deficiencies; now,
17 therefore, be it

18 RESOLVED, That Board of Supervisors of the City and County of San Francisco
19 requests that SFHA immediately begin application process for Hope VI grant this year; and,
20 be it

21 FURTHER RESOLVED, That Board of Supervisors of the City and County of San
22 Francisco requests that SFHA immediately request approval of a PILOT waiver; and, be it

23 FURTHER RESOLVED, That Board of Supervisors of the City and County of San
24 Francisco requests that the SFHA provide copies of any HUD proposed Memorandum of
25 Agreement to resolve the Troubled Status; and be it

1 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
2 Francisco request copies and status of the John Stewart proposals to SFHA for
3 redevelopment of Hunters Points area projects; and, be it

4 FURTHER RESOLVED, That Board of Supervisors of the City and County of San
5 Francisco request HUD to provide Board with most current physical inspection report on
6 SFHA properties with an explanation of the scoring for each development with and
7 explanation of its newly announced plans for “Asset Management of Public Housing”; and, be
8 it

9 FURTHER RESOLVED, That The Board of Supervisors of the City and County of San
10 Francisco request the SFHA to notify all families living in substandard rated developments
11 that HUD inspections have determined that their housing does not meet minimum standards
12 so they can organize and advocate for their own improvements and, if such request is not
13 honored by the SFHA, the Board will take such measure that is deem likely to compel
14 compliance.

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