

1 [Preserving Affordable Housing in the Bayview]

2 **URGING THE SAN FRANCISCO HOUSING AUTHORITY AND THE**
3 **REDEVELOPMENT AGENCY TO USE ALL OF THEIR RESOURCES TO PREVENT**
4 **CONVERSION OF LOW-INCOME AND AFFORDABLE HOUSING TO MARKET RATE**
5 **HOUSING AT "ALL HALLOWS GARDENS," "BAYVIEW APARTMENTS,"**
6 **"LASALLE" AND "SHOREVIEW APARTMENTS," AND FURTHER URGING THE**
7 **OWNERS OF THESE DEVELOPMENTS, THE "APARTMENT INVESTMENT AND**
8 **MANAGEMENT COMPANY," NOT TO WITHDRAW FROM THE FEDERAL**
9 **MORTGAGE SUBSIDY PROGRAM UNTIL OWNERSHIP CAN BE TRANSFERRED**
10 **TO AN ENTITY THAT WILL PRESERVE THIS HOUSING STOCK AS AFFORDABLE**
11 **FAMILY RENTAL HOUSING IN PERPETUITY.**

11 WHEREAS, On October 26, 1999, the residents of four privately owned,
12 federally subsidized housing developments in the Bayview neighborhood received
13 letters stating that their landlord, the Apartment Investment and Management Corp.
14 (AIMCO), would be paying off federally insured mortgages on the properties; and

15 WHEREAS, The developments include the Shoreview, Bayview, LaSalle and
16 All Hallows Gardens which are home to 600 families; and

17 WHEREAS, These developments were built as a result of well organized
18 community influence and support directed at the San Francisco Redevelopment Agency
19 and the Housing and Urban Development (HUD) office two decades ago; and

20 WHEREAS, Prepaying the mortgages, enables AIMCO to terminate any
21 agreement with the United States Department of HUD to provide affordable housing to
22 low-income families; and

23 WHEREAS, Without HUD enforced use restrictions, AIMCO will be free to
24 charge market-rate rents when a unit becomes vacant; and

25 WHEREAS, Over 600 units of affordable housing in the four developments
would be removed from the San Francisco rental market were AIMCO to terminate their
agreements, further exacerbating San Francisco housing crisis; and

Supervisors Ammiano, Katz

BOARD OF SUPERVISORS

1 WHEREAS, The notice issued to residents does not comply with the San
2 Francisco Assisted Housing Preservation Ordinance, which requires that residents
3 receive an 18 month notification of owner's intent to prepay on a federally insured
4 mortgage; and

5 WHEREAS, Allowing these housing units to be converted to market-rate
6 housing stock would dramatically change the socio-economic vitality and diversity of the
7 Bayview neighborhood; and

8 WHEREAS, Removal of these low-cost housing units would force many of the
9 long term residents, especially the elderly, the disabled and families to leave the City in
10 order to find affordable housing; and

11 WHEREAS, There is a critical shortage of affordable housing in the City and
12 County of San Francisco, especially units capable of accommodating large families; and

13 WHEREAS, The City has made preservation of affordable housing a high
14 priority; now therefore be it

15 RESOLVED, That the Board of Supervisors urges the Director of the San
16 Francisco Rent Board to review the noticing process to ensure that AIMCO has properly
17 informed HUD and notified the residents in accordance with federal, state and city laws;
18 and be it

19 FURTHER RESOLVED, That the Board of Supervisors of the City and County
20 of San Francisco urges the San Francisco Housing Authority and the Redevelopment
21 Agency to take all feasible measures to preserve this affordable housing stock; and be it

22 FURTHER RESOLVED, The City will meet with AIMCO and use all its resources
23 to convince the owners not to "pre-pay" their HUD insured mortgages; and be it

24 FURTHER RESOLVED, That the City will locate a non-profit purchaser and
25 work with that purchaser and the residents to develop a plan for the transfer of
ownership to an entity that will preserve this as affordable family rental housing in
perpetuity; and be it

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FURTHER RESOLVED, That the City and County of San Francisco will make the financing of such transfer of ownership a funding priority in order to preserve this precious asset.

SUPERVISOR AMMIANO



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails

Resolution

File Number: 992166

Date Passed:

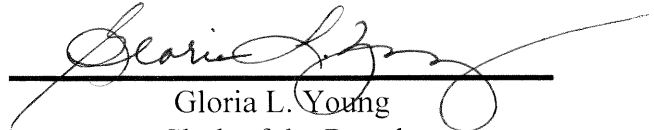
Resolution urging the San Francisco Housing Authority and the Redevelopment Agency to use all of their resources to prevent conversion of low-income and affordable housing to market rate housing at "All Hallows Gardens," "Bayview Apartments," "LaSalle," and "Shoreview Apartments," and further urging the owners of these developments, the "Apartment Investment and Management Company," not to withdraw from Federal mortgage subsidy program until ownership can be transferred to an entity that will preserve this housing stock as affordable family rental housing in perpetuity.

December 6, 1999 Board of Supervisors — ADOPTED

Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

File No. 992166

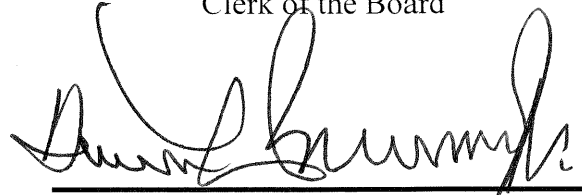
I hereby certify that the foregoing Resolution was ADOPTED on December 6, 1999 by the Board of Supervisors of the City and County of San Francisco.



Gloria L. Young
Clerk of the Board

DEC 17 1999

Date Approved



Mayor Willie L. Brown Jr.