

FILES. 161141, 161355  
161144 and 161356

Received in Committee  
11/11/17  
Jim

# HOPESF

# POTRERO & SUNNYDALE

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Master Plan Projects

Board of Supervisors Budget & Finance  
Committee

January 11, 2017

# HOPE SF Initiative

## What is the HOPE SF Initiative?

- The collective impact initiative known as HOPE SF is the nation's first large-scale public housing transformation and reparations effort aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of residents. We value:
  - **Resident voice and peer leadership;**
  - Healing communities through **trauma-informed systems;**
  - **Public system transformation;**
  - **Racial equity;** and
  - Results through **data and innovation.**



Potrero



Hunter's View



Alice Griffith



Sunnydale

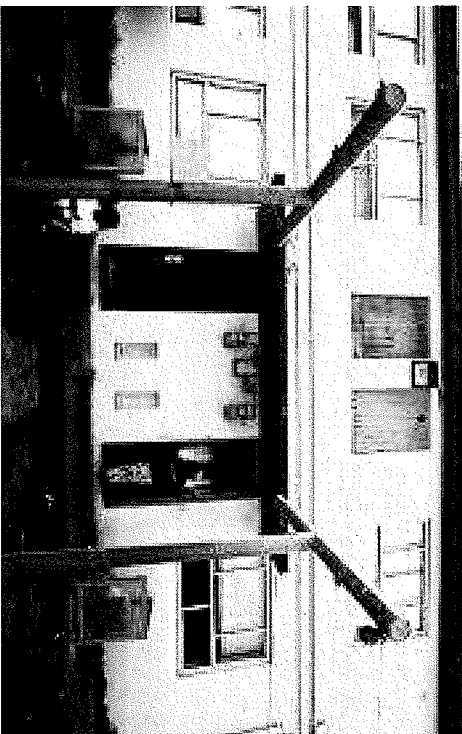
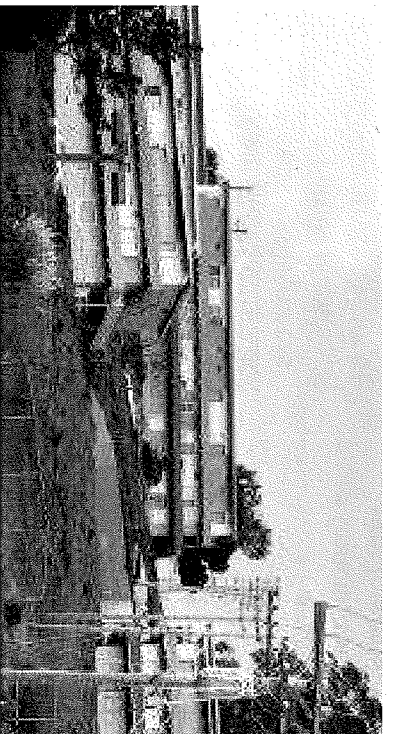
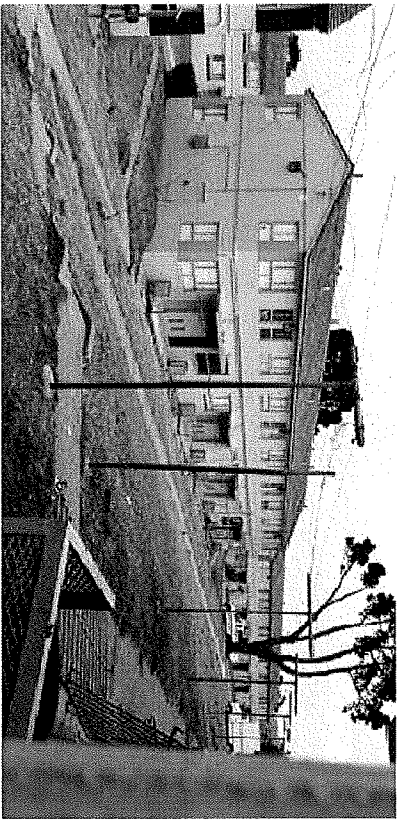
# HOPE SF Initiative

## Community Snapshot by Site

nearly 5,000 HOPE SF residents across four communities

Aspect	Hunters View	Alice Griffith	Potrero	Sunnydale
Residents (on-lease)	123 households 319 people Avg. Size 2.6	226 households 690 people Avg. Size 3.0	619 households 1,370 people Avg. Size 2.3-3.0	775 households 1,718 people Avg. Size 2.5
Ethnic Breakdown	47% African-American 17% Asian 16% Pacific Islander 10% Latino 9% White	65% African-American 14% Latino 13% Pacific Islander 7% Asian 1% White	58% African-American 21% Latino 6% Asian 5% Pacific Islander 3% White	39% African-American 20% White 17% Latino 16% Asian 7% Pacific Islander
Anchor Partners	John Stewart Co.; Bayview YMCA	McCormack Baron Salazar; Urban Strategies	Bridge Housing / Urban Services YMCA	Mercy Housing/ Related California/TURF/VVSF/ Bayview YMCA
Core Activities	<u>Service Connection</u> <ul style="list-style-type: none"> <li>Needs Assessment                             <ul style="list-style-type: none"> <li>Family Plans</li> </ul> </li> <li>Referrals and follow up</li> <li>Concentrated work in employment, housing, health, education, public safety</li> <li>Community Events</li> <li>Resident Leadership</li> </ul>	<u>Service Connection</u> <ul style="list-style-type: none"> <li>Needs Assessment                             <ul style="list-style-type: none"> <li>Family Plans</li> </ul> </li> <li>Referrals and follow up</li> <li>Concentrated work in employment, housing, health, education, public safety</li> <li>Community Events</li> <li>Resident Leadership</li> </ul>	<u>Community Building</u> <ul style="list-style-type: none"> <li>Gardening Programs                             <ul style="list-style-type: none"> <li>Healthy Living</li> </ul> </li> <li>Healthy Generations</li> <li>Outreach for key services/programs</li> </ul> <u>Early Services Connection</u> <ul style="list-style-type: none"> <li>Needs Assessments                             <ul style="list-style-type: none"> <li>Family plans</li> </ul> </li> <li>Concentrated work in employment, health, education, public safety</li> </ul>	<u>Community Building</u> <ul style="list-style-type: none"> <li>Intentional outreach for Collaborative Services                             <ul style="list-style-type: none"> <li>Wellness Activities</li> <li>Support groups</li> </ul> </li> </ul> <u>Early Services Connection</u> <ul style="list-style-type: none"> <li>Needs Assessments                             <ul style="list-style-type: none"> <li>Family plans</li> </ul> </li> <li>Concentrated work in employment, health, education, public safety</li> </ul>

# HOPE SF Initiative



HOUSED. HEALTHY. WELL.

# HOPE SF Principles

1. **Ensure no loss of public housing (1:1)**
2. Create an economically integrated community
3. Maximize the creation of new affordable housing
4. Involve residents at the highest levels of participation throughout the rebuilding process
5. Provide economic opportunities through the rebuilding process
6. Integrate the rebuilding process with neighborhood improvement plans
7. Create environmentally sustainable and accessible communities
8. Create a strong sense of community



# HOPE SF Master Plan Approvals

1. **Development Agreement Ordinance**
2. **Housing Authority Contract Resolution**
3. Planning Code, SUD Ordinance
4. Zoning Map Code Amendment Ordinance
5. General Plan Amendment Ordinance

Actions taken by the Planning Commission:

- a. Certification of Final EIRs
- b. Adoption of Planning Code  
Section 295 Findings
- c. Adoption of CEQA Findings and  
Master General Plan 101.1 Findings



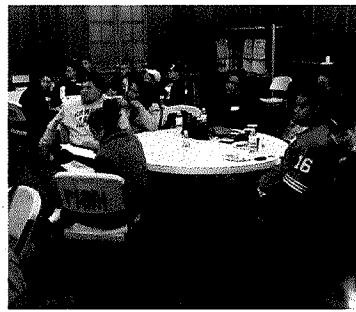
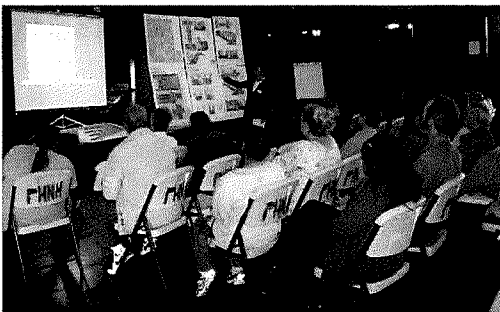
Sunnydale Master Plan



Potrero Central Park

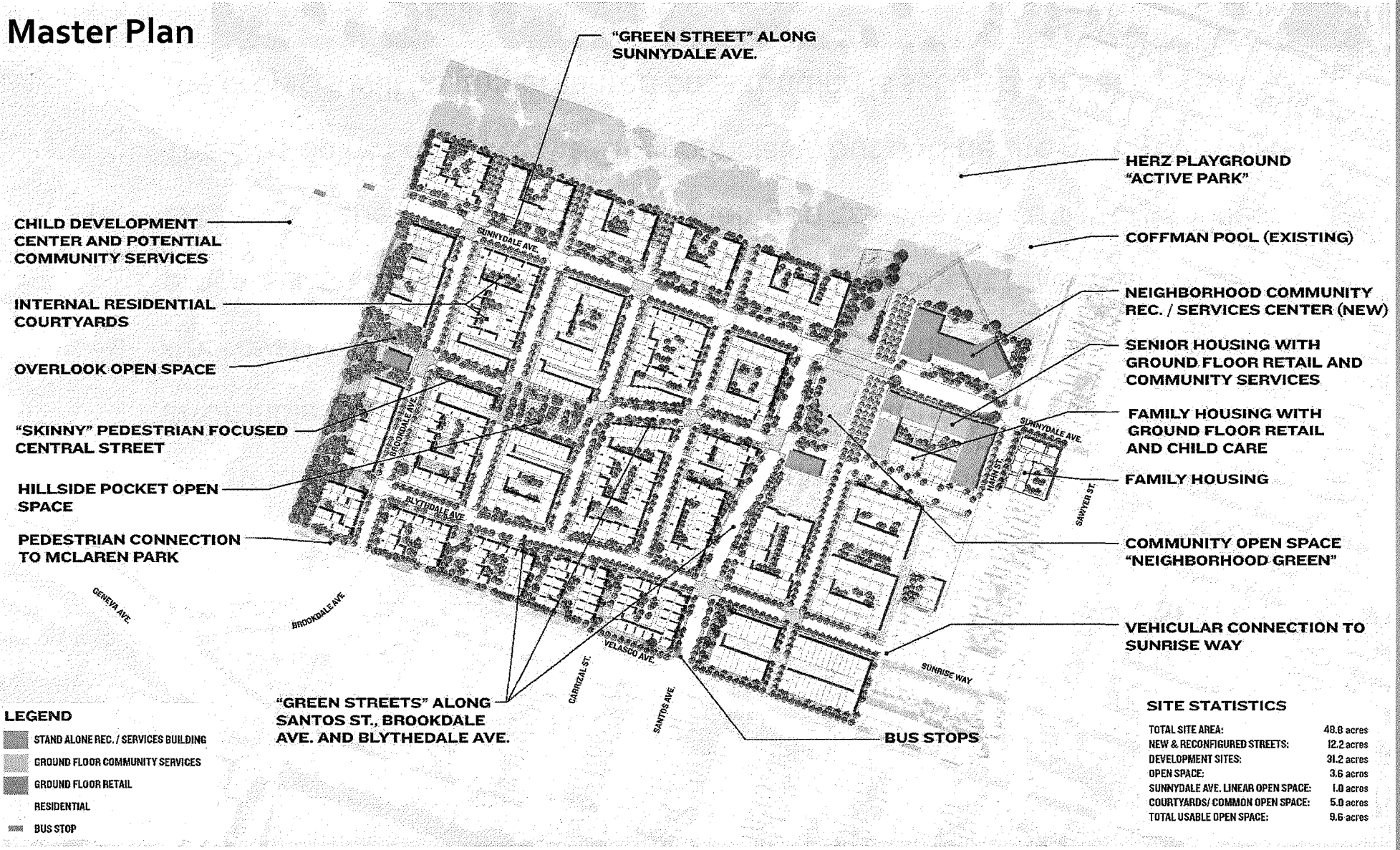
# HOPE SF Funding Plan

- The funding plan relies on multiple sources of funds, but primarily on the Housing Trust Fund and cross-subsidy from market rate parcel sales.
- The funding plan is phased over a long period and allows for continued affordable housing development at other sites around the City.
- Approval of City funding sources will undergo standard City annual approval processes on a phase-by-phase basis. The development timelines will be extended if there is not sufficient funding to achieve the current timelines.
- The DAs do not obligate the City financially, but outline the terms by which the projects will be implemented once funding is secured for each phase.



# HOPE SF Sunnydale

## Master Plan





# HOPE SF Sunnydale

## Affordable/Market Rate Building Plan

Phase 1A-1C

2017-2021

Phase 2A-2C

2021-2028

Phase 3A-3C

2026-2030



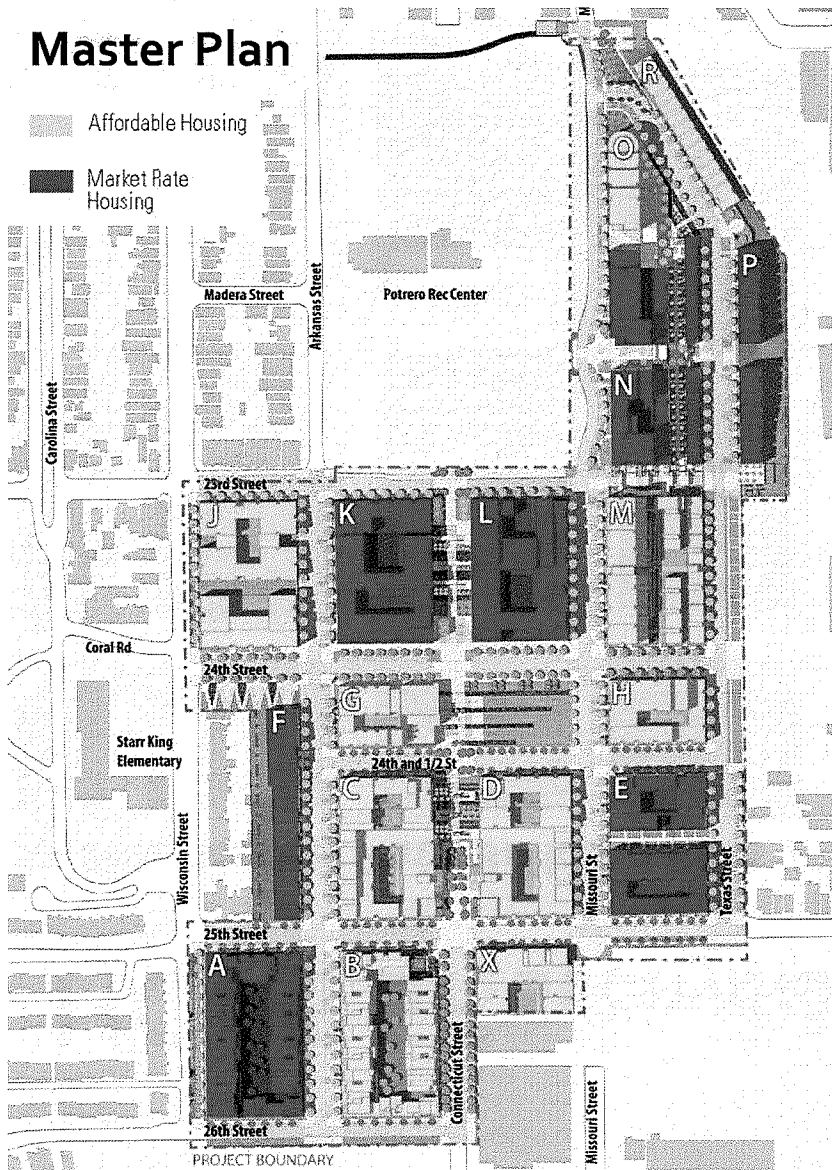
\*NOTE: 1829 units represents the highest unit count indicated in the ranges shown on the diagram. The actual maximum number of units cannot exceed 1700 per the Sunnydale Hope SF CEQA/NEPA study.

Type	Number of Units
Affordable Rental Housing	913 units
Affordable Senior Rental	81 units
TH or Condo Home Ownership	417 - 713 units
Townhouse Home Ownership	122 units
<b>TOTAL:</b>	<b>1533-1829* units</b>

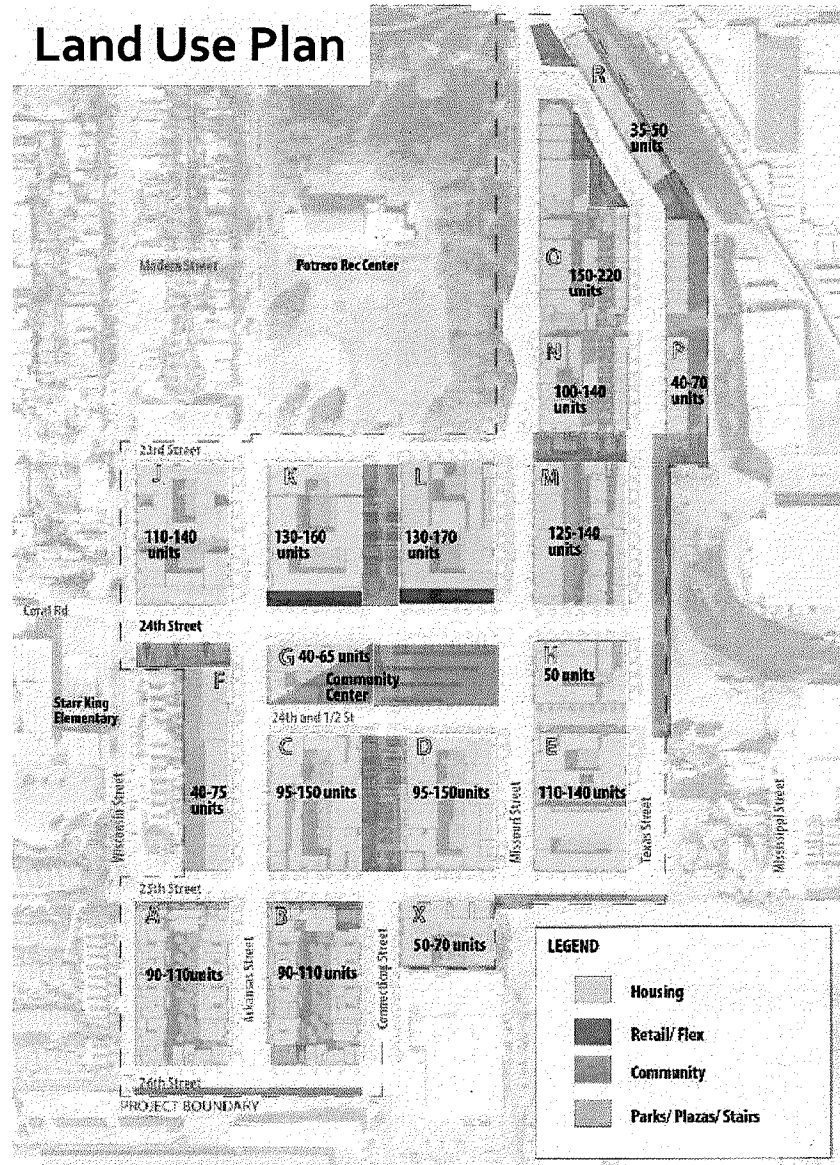
# HOPE SF Potrero

## Master Plan

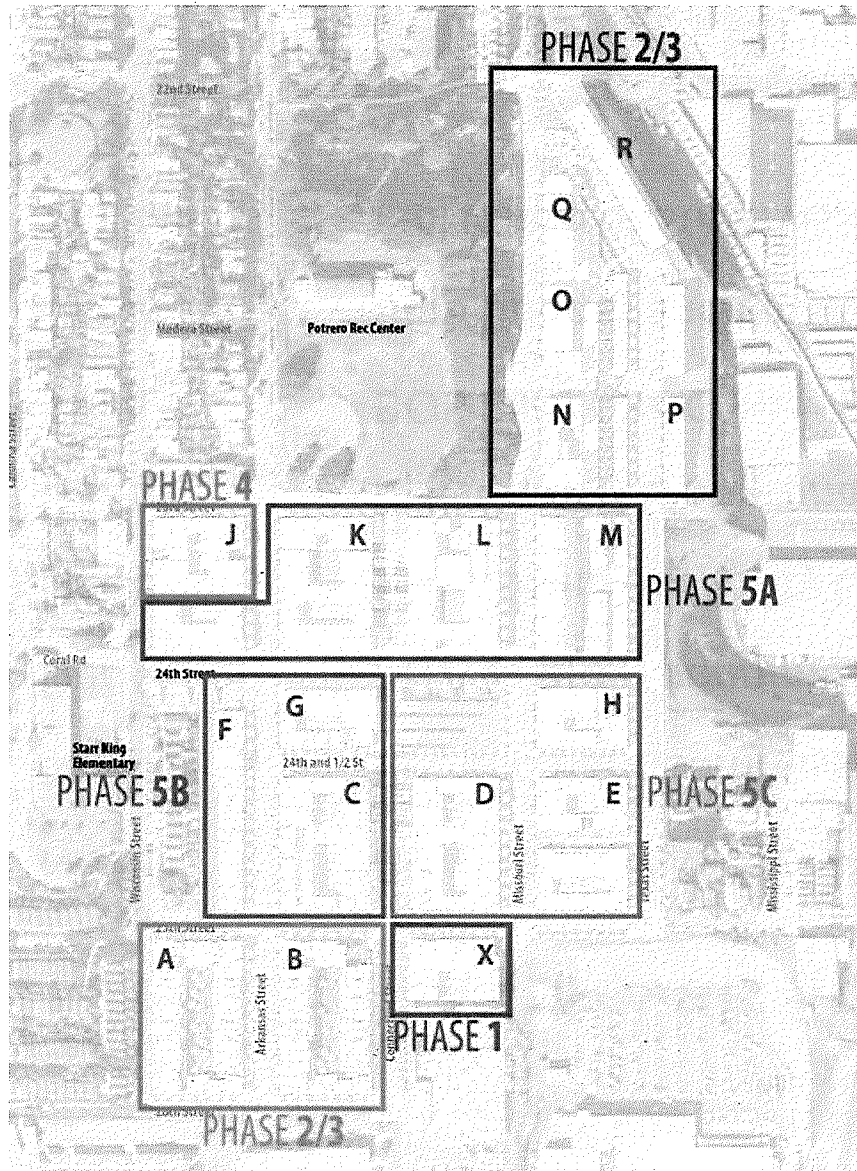
- Affordable Housing
- Market Rate Housing



## Land Use Plan



# HOPE SF Potrero



## Phasing/Timeline

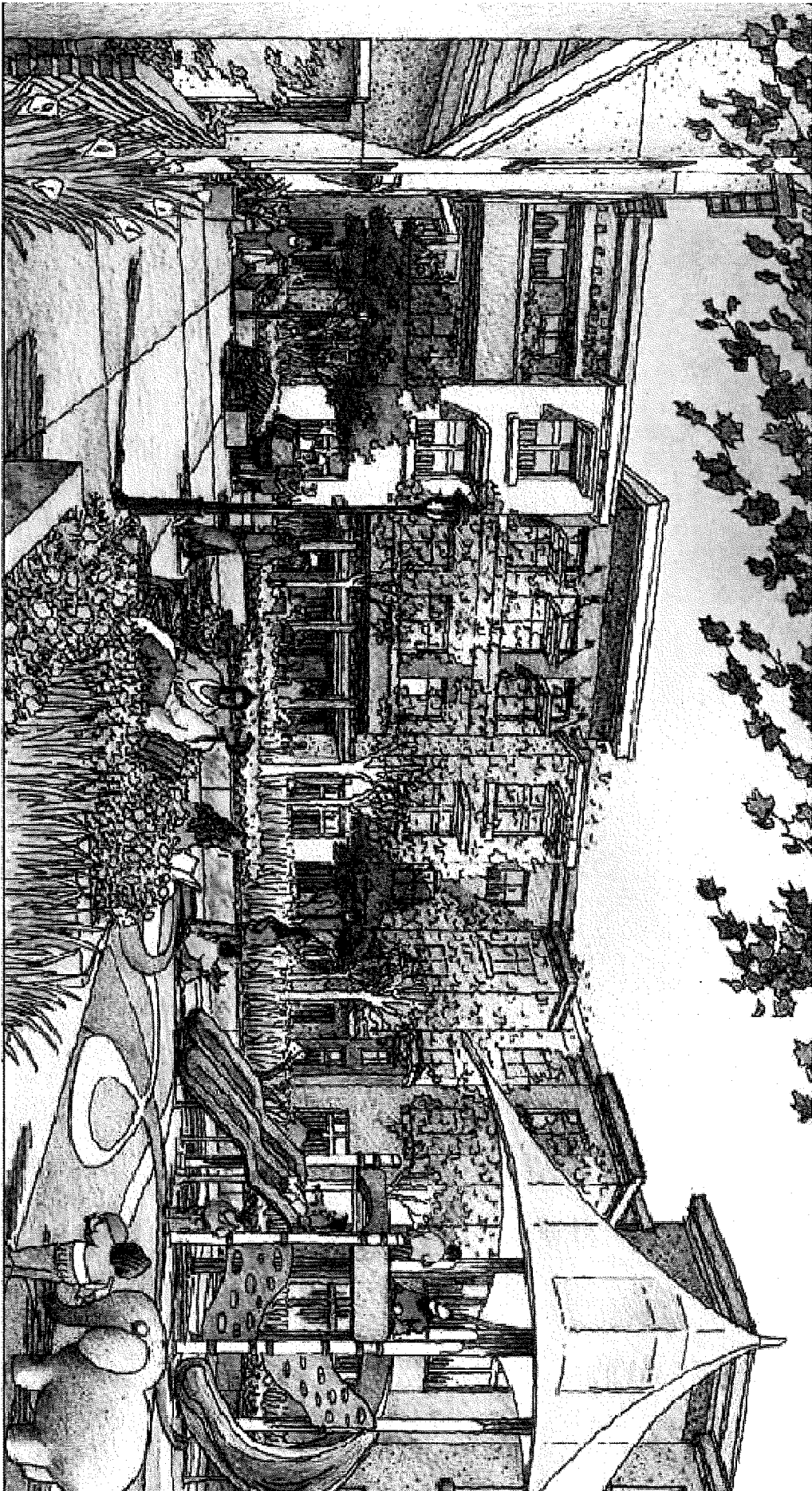
### Estimated Start Dates

Phase 1	2016
Phase 2	2018
Phase 3	2020
Phase 4	2022
Phase 5A	2024
Phase 5B/C	2025

# HOPE SF Approvals Schedule

- Nov 17 Planning Commission – *unanimous approval*
- Nov 17 Rec and Park Commission – *unanimous approval*
- Dec 6 MTA Board – *unanimous approval*
- Dec 8 SF Housing Authority Commission – *unanimous approval*
- Dec 13 PUC Commission – *unanimous approval*
- Jan 9 BOS Land Use Committee - *positive recommendation*
- Jan 11 BOS Budget and Finance Committee
- Jan 24 + 31 Full Board of Supervisors

# HOPE SF Questions?

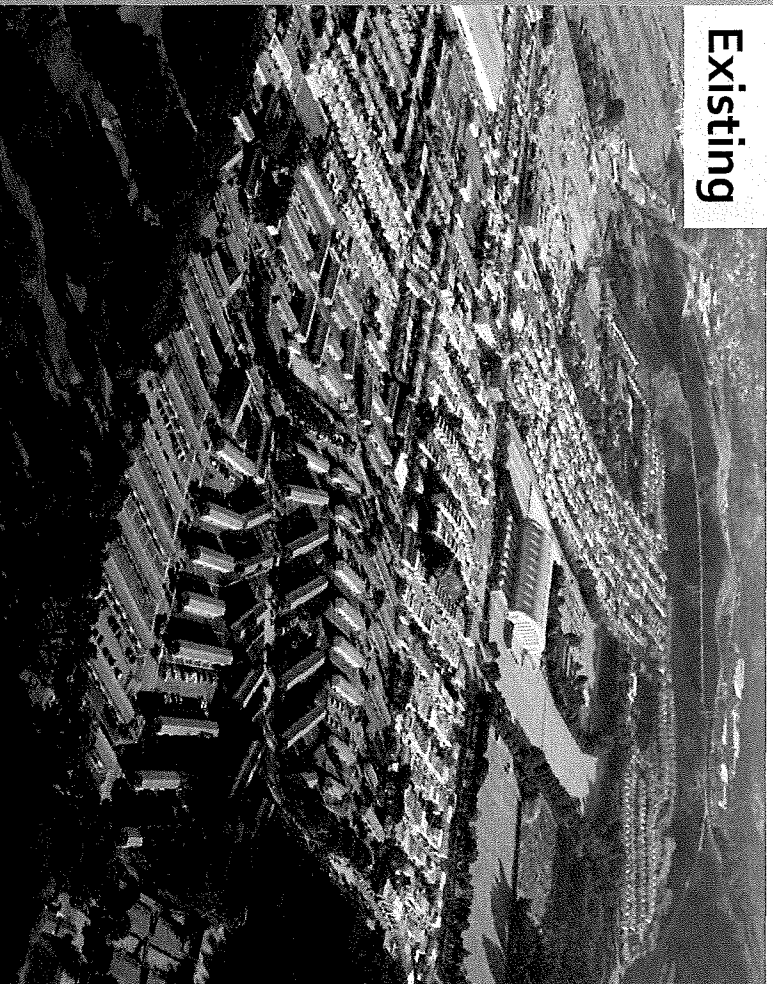


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# APPENDIX

# HOPE SF Sunnydale

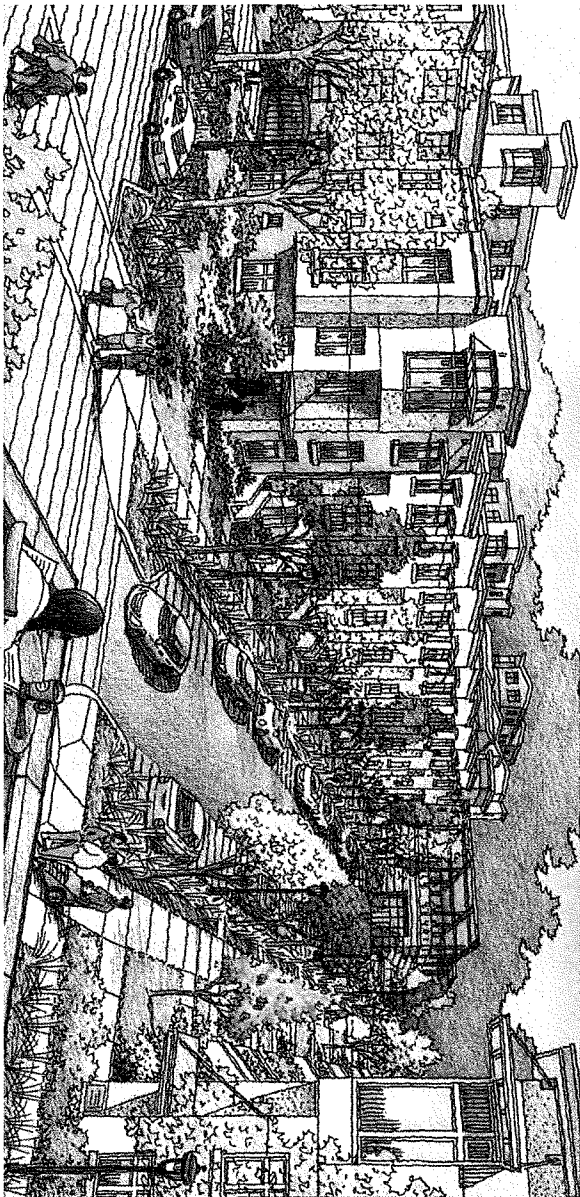
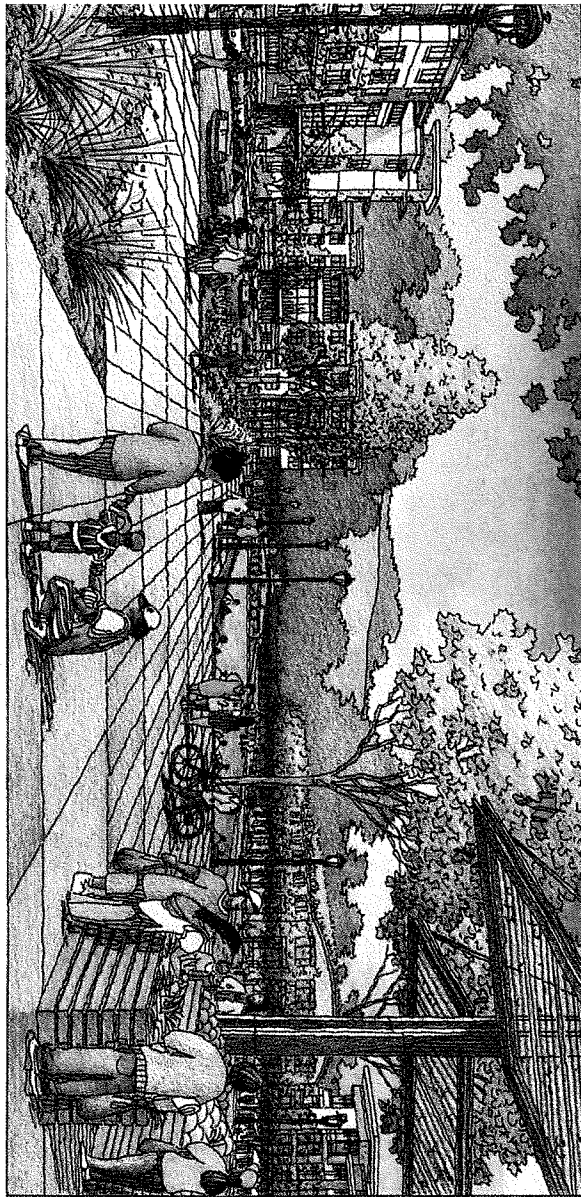
Existing



Future



# HOPE SF Sunnydale



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# HOPE SF Sunnydale

## Phasing Plan

Phase 1A-1C

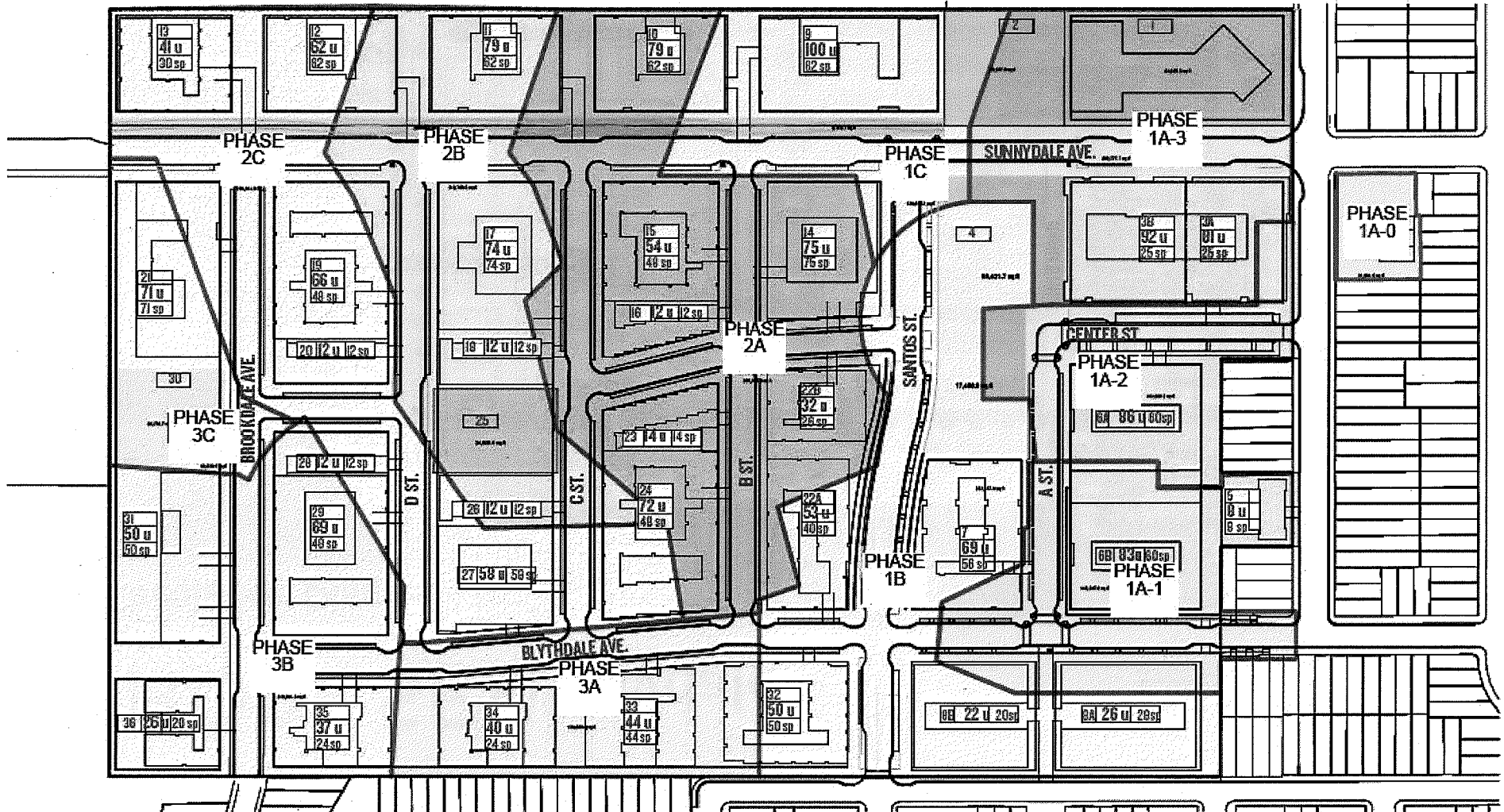
2017-2021

Phase 2A-2C

2021-2028

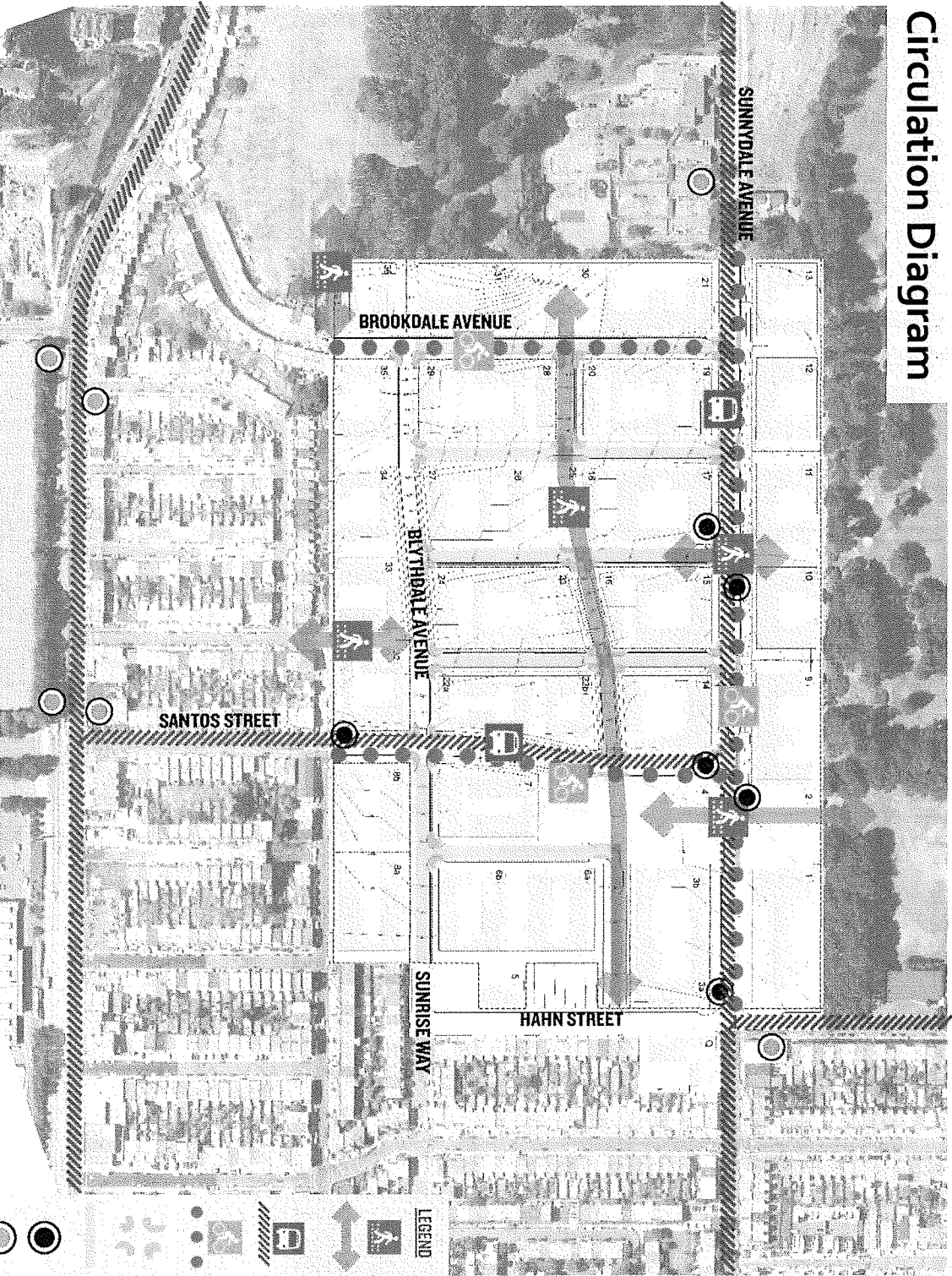
Phase 3A-3C

2026-2030










# HOPE SF Sunnydale

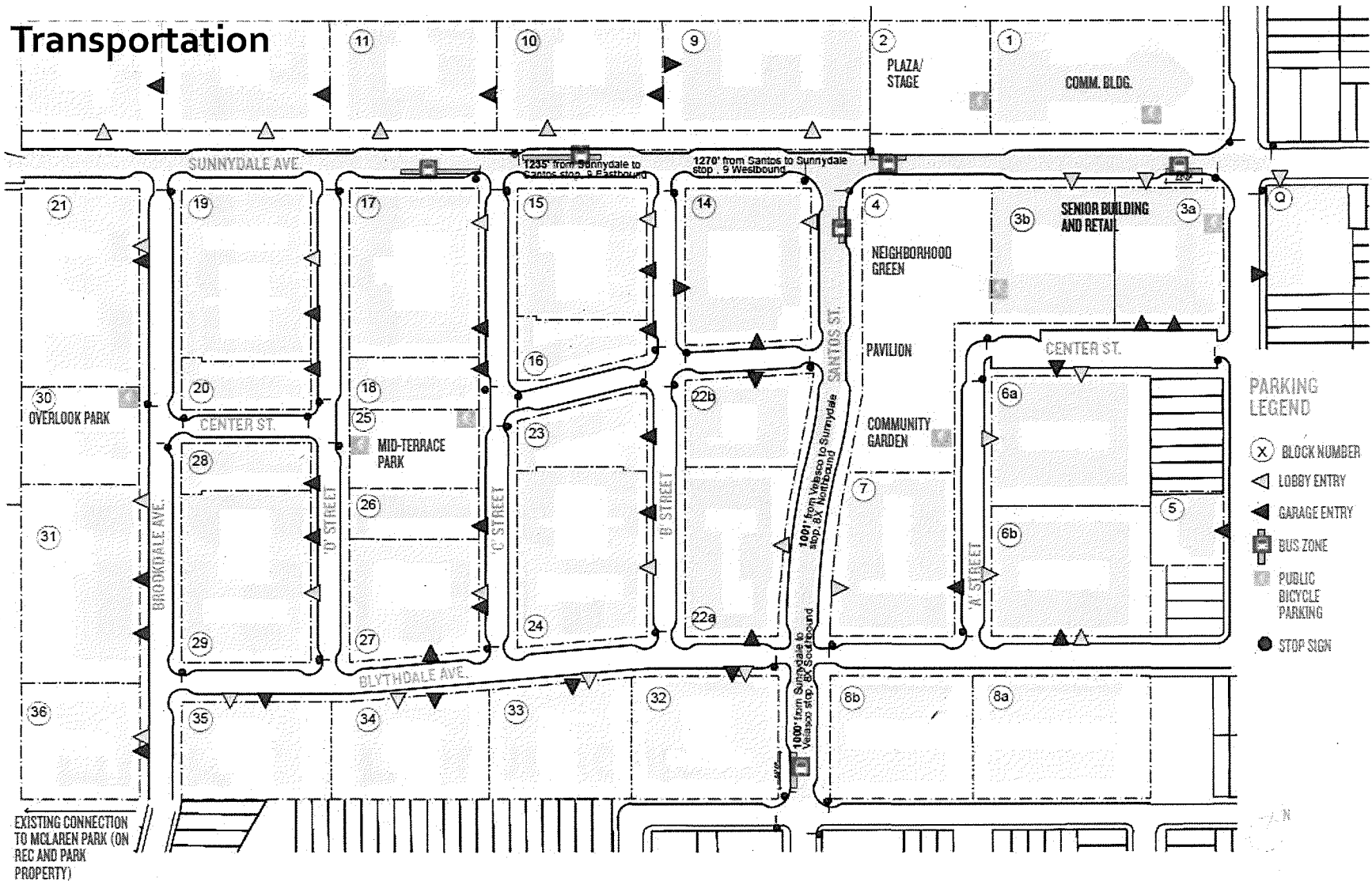
## Circulation Diagram



**LEGEND**

-  NEW/IMPROVED PEDESTRIAN CONNECTION
-  NEW STREET CONNECTIONS
-  BUS ROUTES
-  BIKE ROUTES
-  TRAFFIC CALMING
-  NEW BUS STOP LOCATION
-  EXISTING BUS STOP

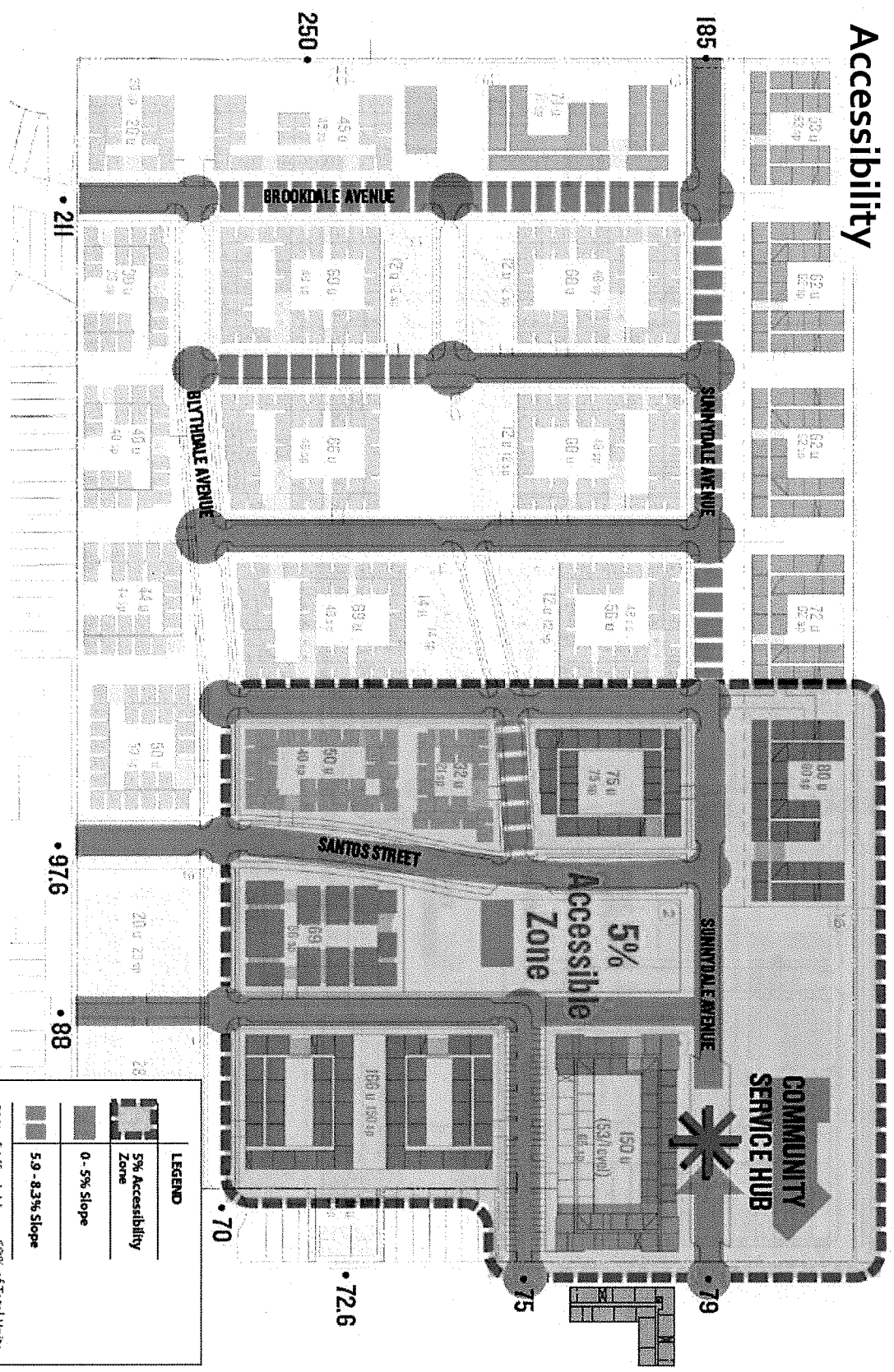
# HOPE SF Sunnydale








- PARKING LEGEND**
- (X) BLOCK NUMBER
  - △ LOBBY ENTRY
  - ▲ GARAGE ENTRY
  - ⊕ BUS ZONE
  - PUBLIC BICYCLE PARKING
  - STOP SIGN

# HOPE SF Sunnydale

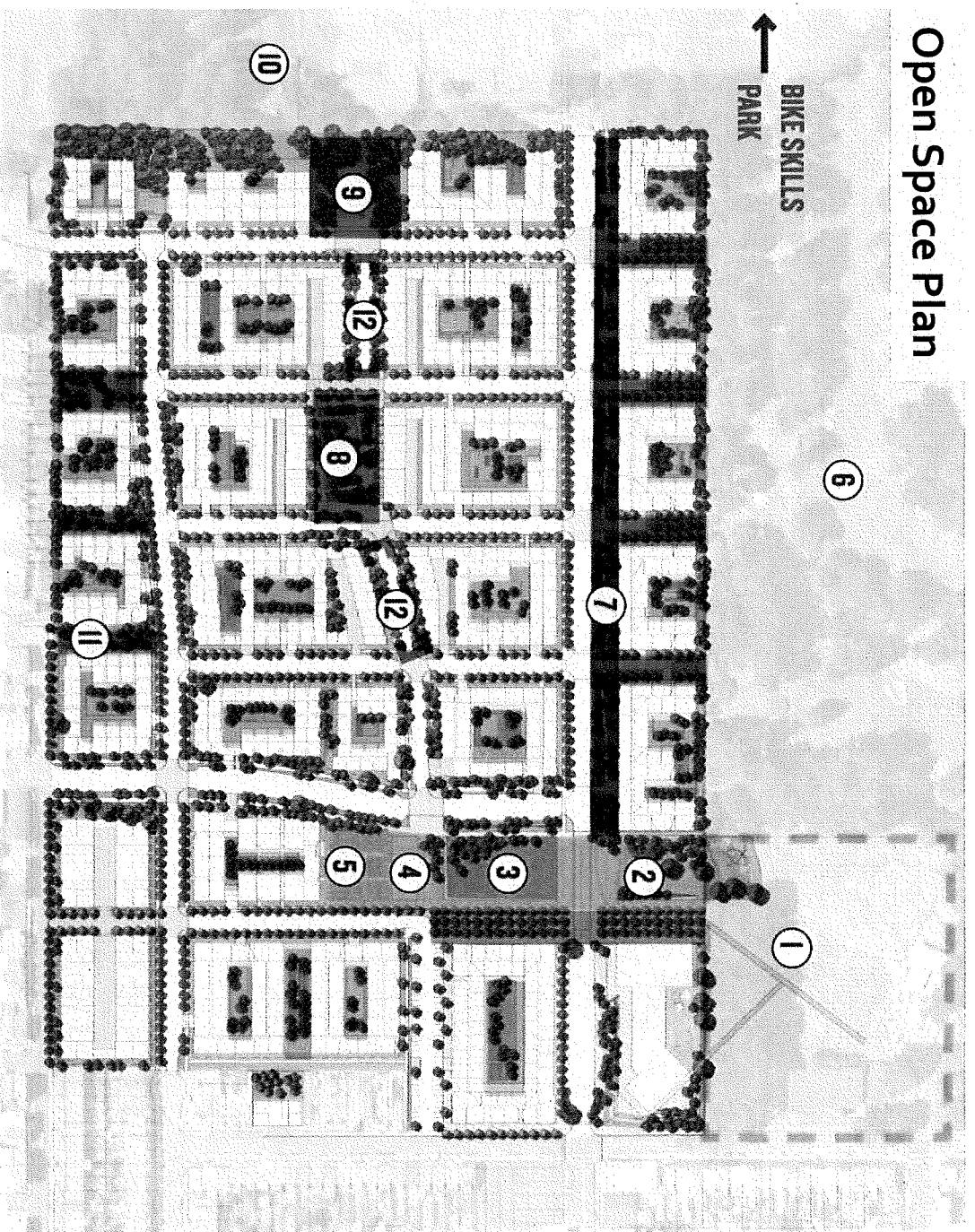
## Accessibility



LEGEND	
	5% Accessibility Zone
	0-5% Slope
	5.9 - 8.3% Slope
	50% of Affordable Units on Accessible Path
	60% of Total Units on Accessible Path

# HOPE SF Sunnydale

## Open Space Plan



### KEY

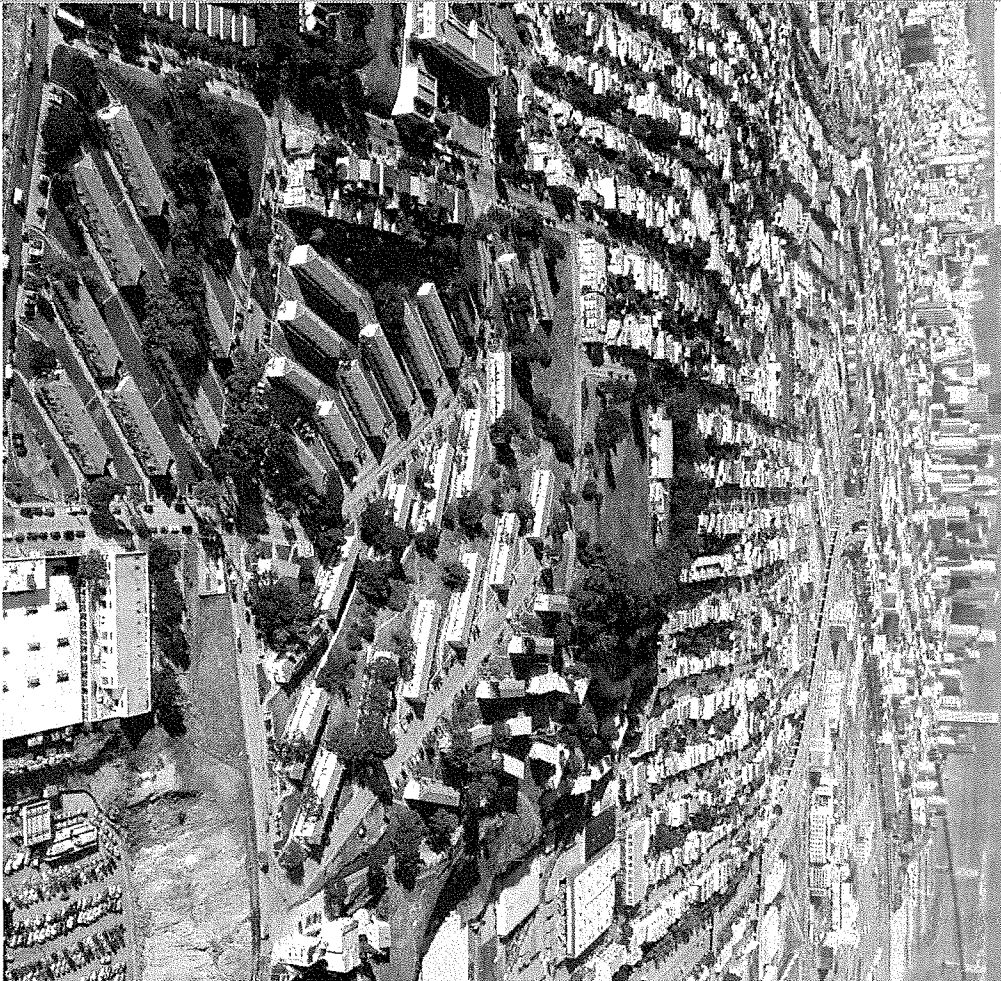
- 1 Hertz Playground and Coffman Pool
- 2 Plaza and Stage
- 3 Neighborhood Green
- 4 Community Pavilion
- 5 Community Garden
- 6 Glen Eagles International Golf Course
- 7 Sunnydale Linear Open Space
- 8 Mid-terrace Open Space
- 9 Overlook Open Space
- 10 McLaren Park
- 11 Pedestrian Access to Carrizal Street
- 12 Optional Terraced Greenway

### LEGEND

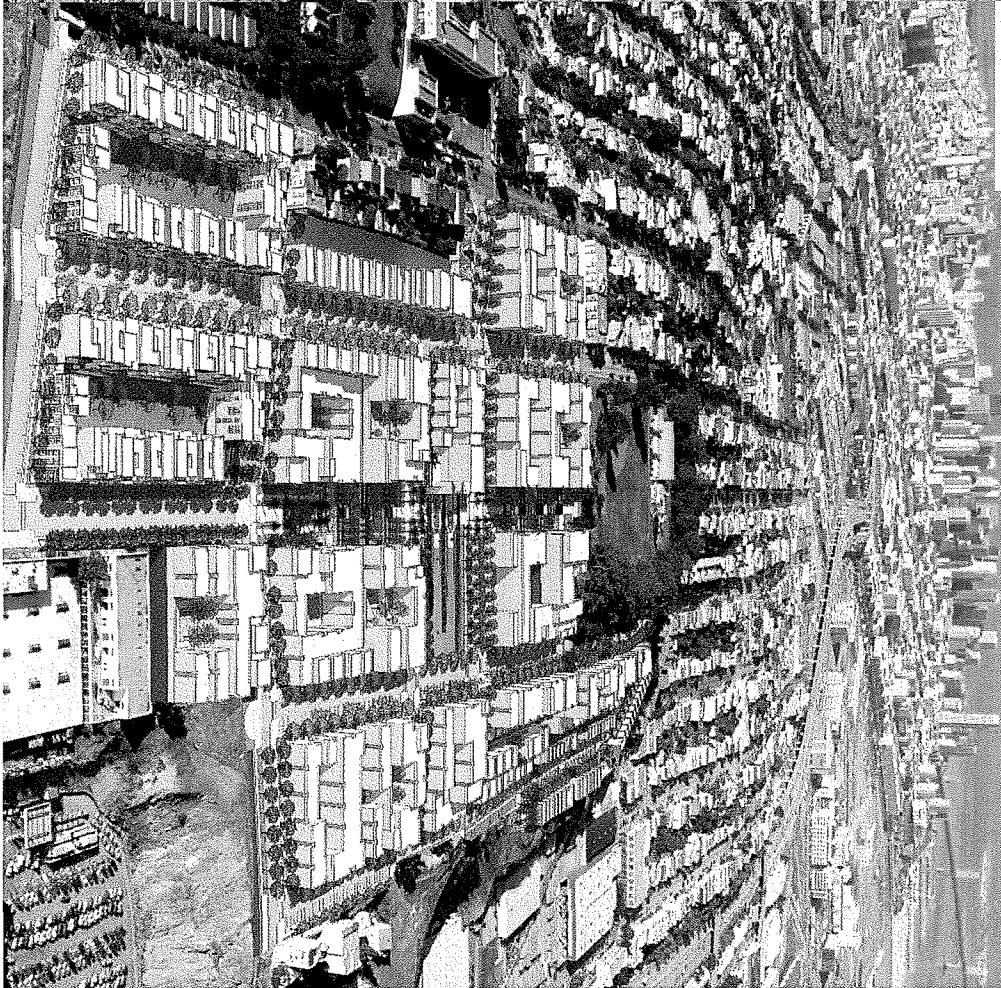
- CENTRAL NEIGHBORHOOD OPEN SPACE
- EXISTING NEIGHBORHOOD PARK
- COMMUNITY OPEN SPACE
- ORCHARD
- INTERNAL RESIDENTIAL COURTYARD
- STORMWATER DEMONSTRATION LINEAR U.S.
- POCKET PARK

# HOPE SF Potrero

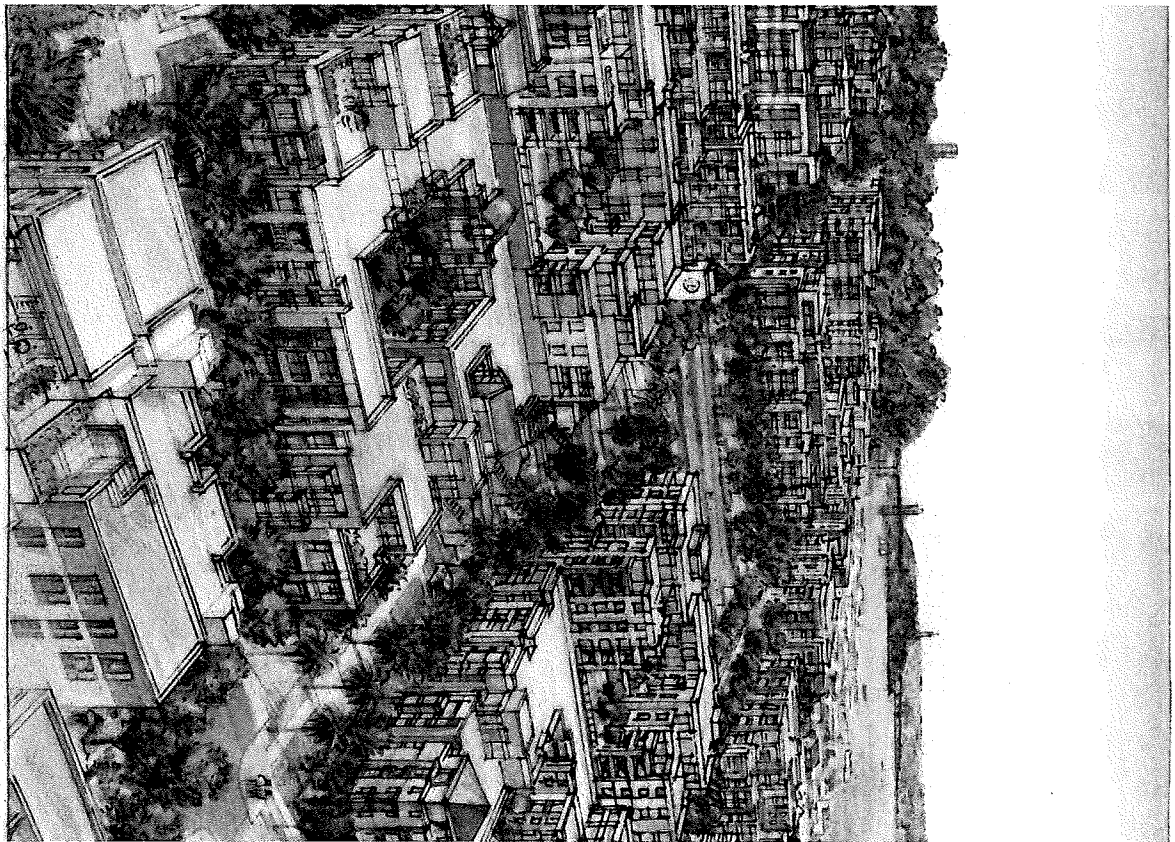
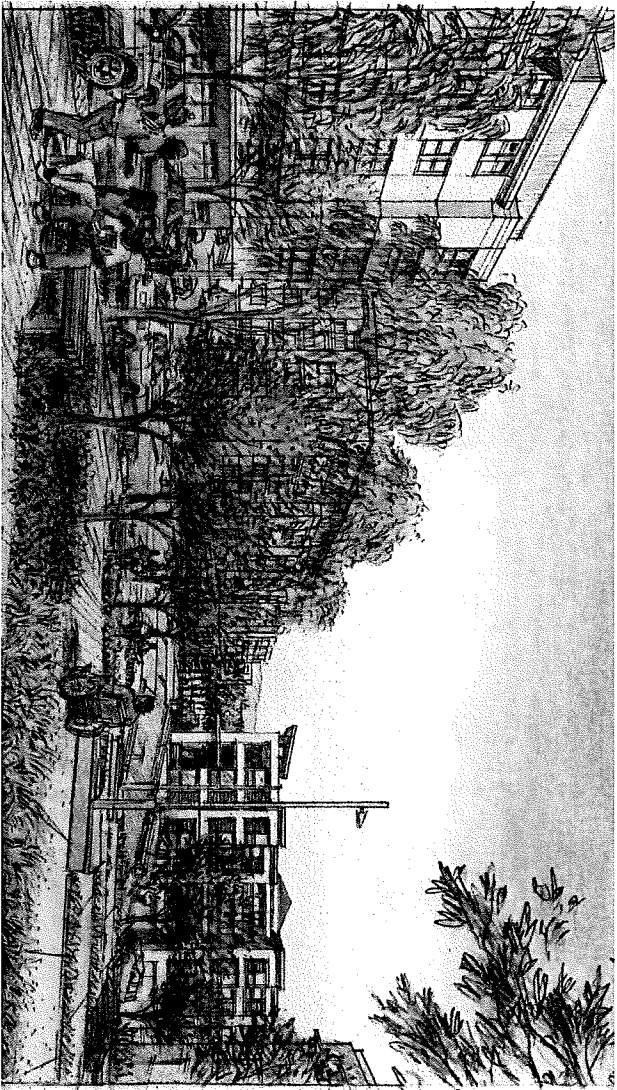
Existing



Future



# HOPE SF Potrero



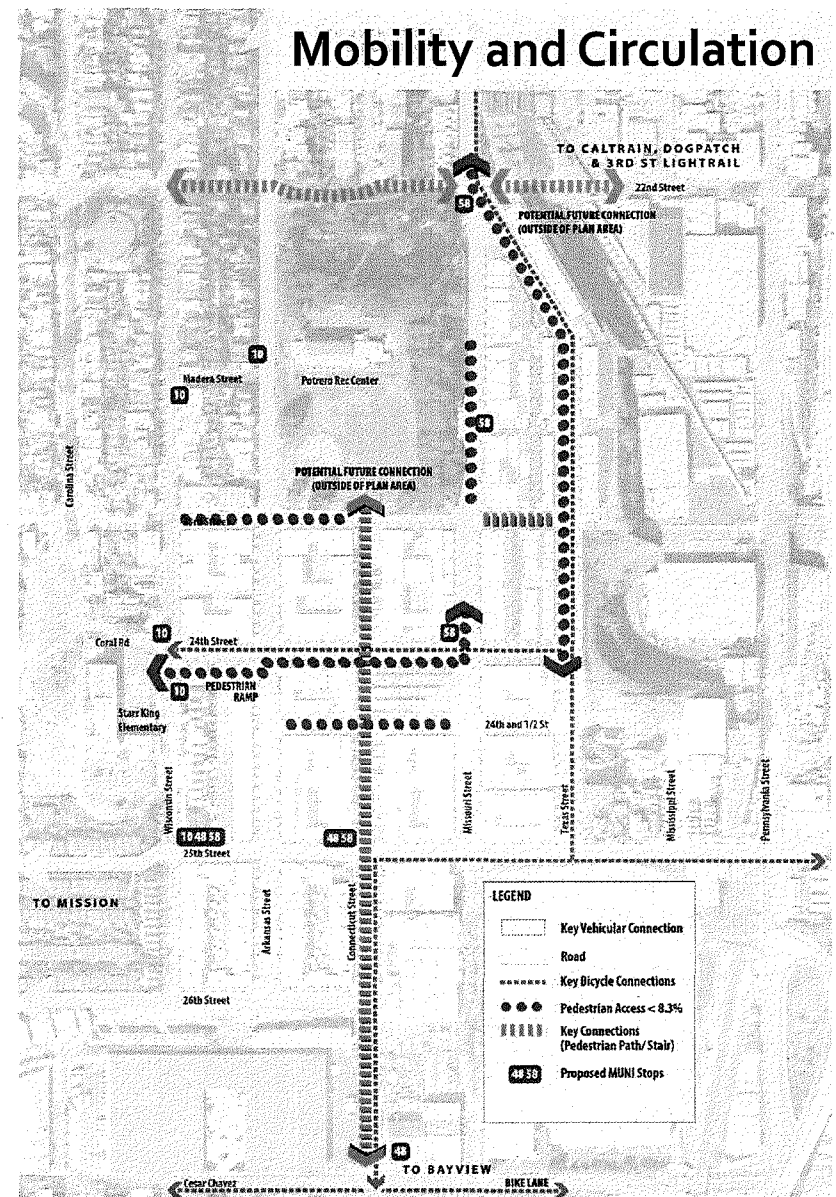
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# HOPE SF Potrero

## Urban Design



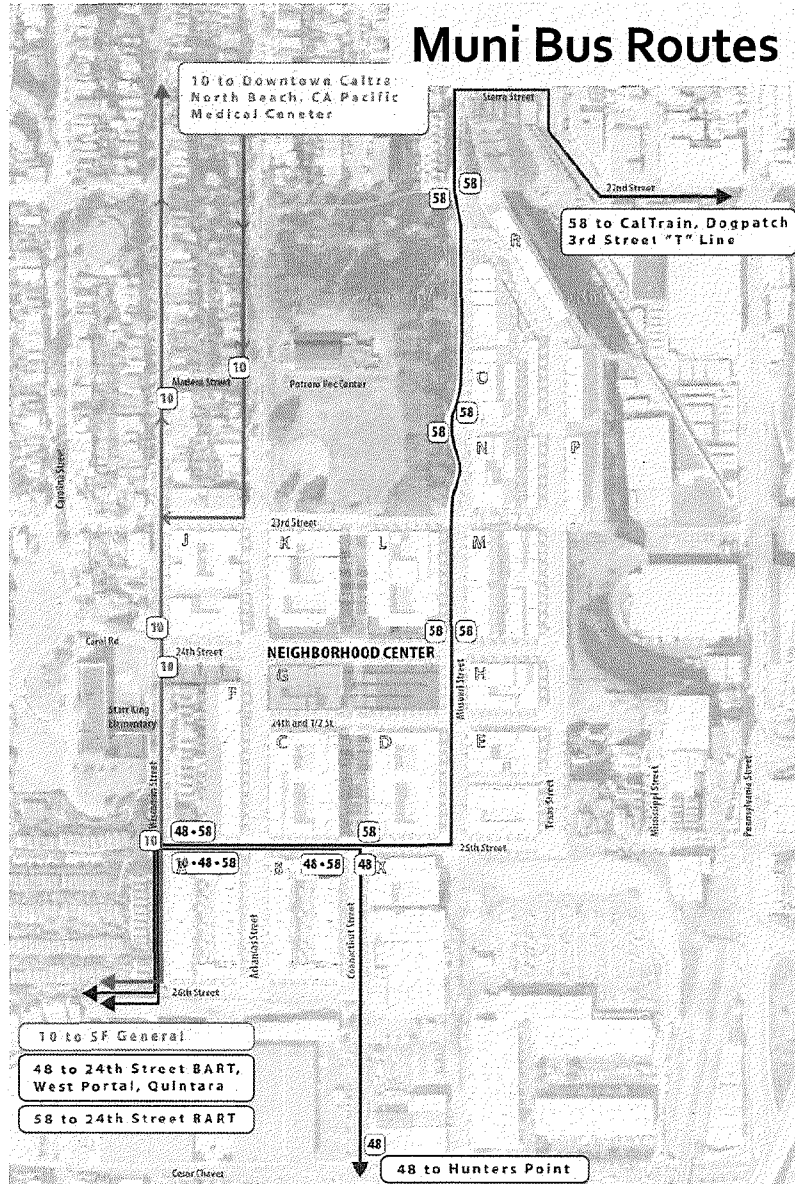
## Mobility and Circulation



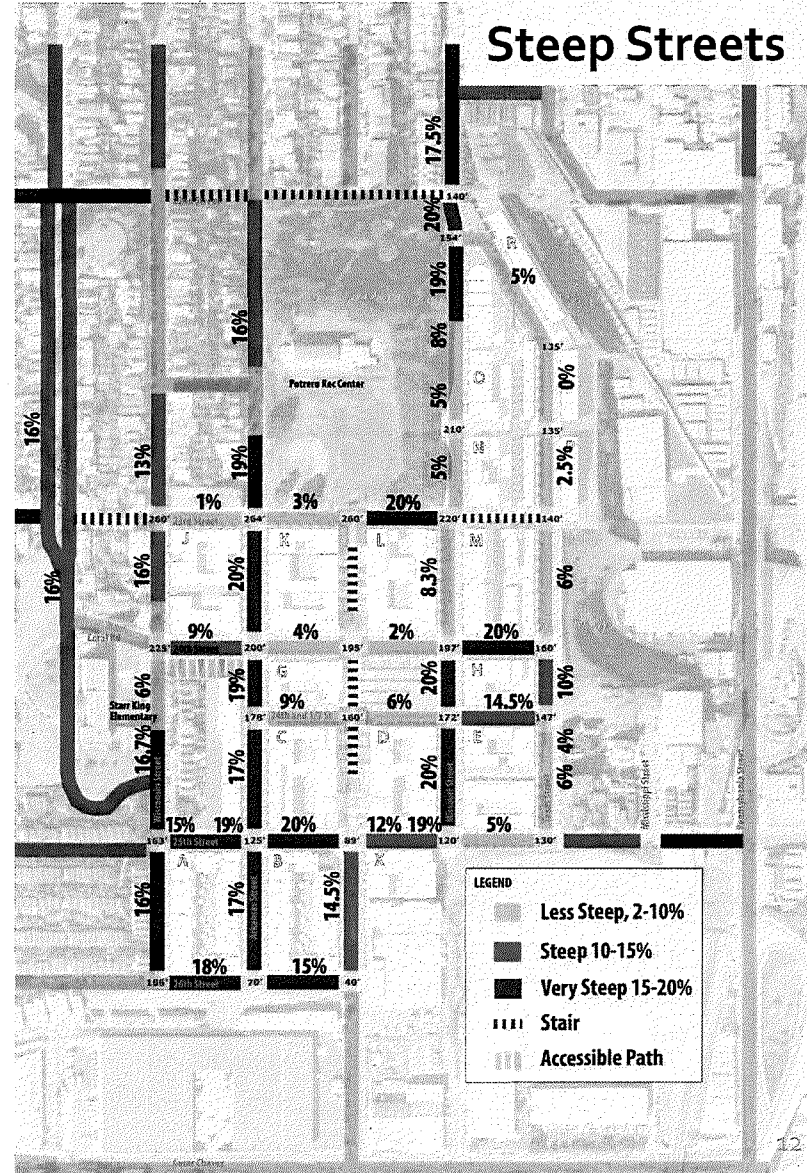


# HOPE SF Potrero

## Muni Bus Routes

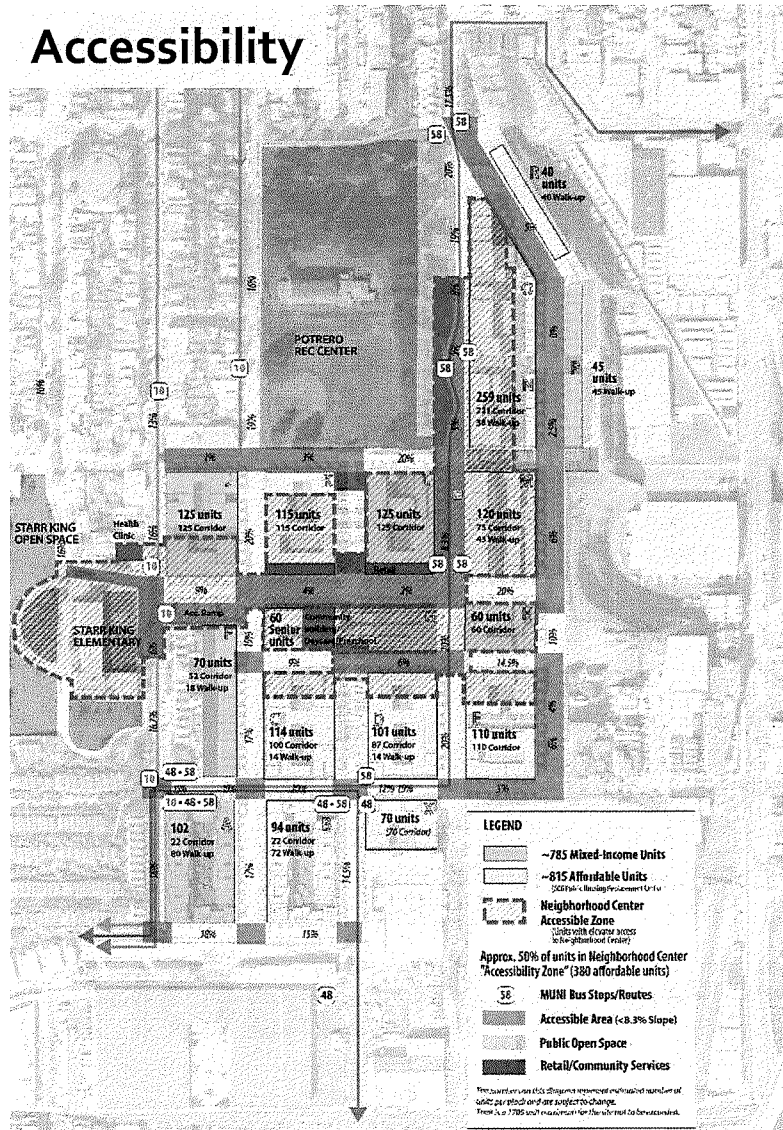


## Steep Streets



# HOPE SF Potrero

## Accessibility



## Building Heights

