



London Breed, Mayor
Naomi M. Kelly, City Administrator



Andrico Q. Penick
Director of Real Estate

August 31, 2020

TO: WHOM IT MAY CONCERN

FROM: ANDRICO Q. PENICK, DIRECTOR OF PROPERTY *APQ 8/31/20*

RE: HOPE SF – Hunters View Housing Development, Phase 3
Street Vacation

The Master Development Agreement ("MDA") between the Housing Authority of the City and County of San Francisco ("SFHA"), and Hunters View Associates, LP, for the Hunters View HOPE SF Project Development Agreement ("Agreement") approved and adopted by the SFHA on July 23, 2009 and the modifications to the Hunters View Special Use District and conditional use authorization allowing for development was approved and adopted by the San Francisco Board of Supervisors and Mayor on August 22, 2008 by Ordinance No. 200-08 provides for certain infrastructure improvements within each sub-phase of the master development. The MDA contemplates certain street or right-of-way vacations ("Street Vacations") and dedications ("Street Dedications") as part of the HOPE SF – Hunters View Phase 3 Project. The MDA provides for an equal or "greater than" exchange of square feet, in favor of the City and County of San Francisco ("City"), of Street Dedications to the City as a donation with Street Vacations from the City to the Developer.

I am informed that the Tentative Subdivision Map application PID 9677 (encompassing APN 4624-032) implements Phase 3 of the HOPE SF Hunters View Project and the Street Vacations are as depicted in San Francisco Public Works' SUR Map 2019-007 and attached sheet map dated August 26, 2020, and the Street Dedications are as depicted on Tentative Subdivision Map application PID 9677.

I am informed that the Street Vacations (totaling 61,120.4 square feet) include the following streets within HOPE SF Potrero along with public service' easements in the vacated streets or between them: Wills Street, West Point Road and Hare Street in their entirety; a portion of Middle Point Road, and a portion of Ingalls Street at the Hunters View project site (generally bounded by Evans Avenue on the north, Innes Avenue on the south, Hudson Avenue on the west, and Hunters Point Boulevard on the east).

I am informed the Phase 3 Disposition and Development Agreement ("DDA"), as allowed

by the MDA, between SFHA and Hunters View Associates contemplates the Infrastructure Improvements required by the Project, including those anticipated by the Tentative Subdivision Map application PID 9677.

I am informed that Recital J (i) of the Phase 3 DDA obligates the Developer to construct "public street and rights of way improvements, to be named Hunters View Drive" which "will be conveyed to the City" and as described in Exhibit E of the DDA. Further, in Recital K, "The Authority intends to convey a fee interest to the City in those portions of the Phase IIIA-(I) Development Site designated for public street improvements, at such time as the City has accepted such public street improvements in accordance with the Subdivision Map."

The completion of the proposed Street Vacations (61,120.4 square feet) and Street Dedications (63,036.7 square feet) of Phase 3 of the Project will result in a net gain of 1,916.3 square feet of real property to City along with \$5-6 million in capital improvements, as priced by the developer, completed in the newly dedicated public ROW.

Pursuant to Chapter 23 of the San Francisco Administrative Code, and based upon the above and review of the relevant documents provided to the Real Estate Division, I recommend approval of this transaction.

