



MEMORANDUM

October 19, 2020

To: President of the Board of Supervisors

Fr: Bruce R. Storrs, City & County Surveyor

Re: Summary Street Vacation Legislative Package for Hunters View HOPE SF Phase 3

London N. Breed
Mayor

Mohammed Nuru
Director

Bruce R. Storrs P.L.S.
City and County Surveyor

Bureau of Street Use & Mapping
1155 Market St., 3rd floor
San Francisco, CA 94103
tel (415) 554-5827
Subdivision.Mapping@sfdpw.org

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

This package contains the proposed ordinance vacating various streets within the Hunters View HOPE SF Phase 3 development site. If approved, this legislation will facilitate the development of the Hunters View HOPE SF Phase 3 site master planned development and associated project approvals.

Background

The Hunters View HOPE SF development (“Project”) is part of HOPE SF, a public/private transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant, mixed-income communities without mass displacement of current residents. The Project is being executed through a partnership of the City, San Francisco Housing Authority (SFHA), and the Developer, Hunters View Associates, LP, consisting of The John Stewart Company, Devine & Gong, Inc. and Ridge Point Non-Profit Housing. In June 2008, the City approved the master planned redevelopment of Hunters View and in July 2009, the Developer and the SFHA approved and executed a Master Development Agreement, to facilitate the development of the Project.

The Hunters View HOPE SF development plan consists of up to 800 new affordable and moderate-income housing units, including one for one replacement of the original 267 public housing units, up to 150 affordable housing units, 1.5 acres of open spaces, 6.35 acres of new street and utility infrastructure, and up to 6,400 square feet of neighborhood-serving spaces. The build out of the master plan has occurred in phases, so that the existing public housing residents were able to remain housed on site, and then relocated into their new affordable housing as each phase of construction was completed. At this time, all residents living on site at the time Phase I commenced have been re-housed in either Phase I or Phase II.

Phase I of Hunters View was completed in 2013 and includes 107 units of public housing/tax credit affordable rental housing (Blocks 4, 5 & 6). Phase II was completed

in 2018 and includes Block 7 and 11 (with 107 public housing/tax credit units) and Block 10 (with 72 units.) Block 10 also includes a community center with a subsidized day care center, a wellness center operated by the San Francisco Department of Public Health, a community room, and other resident amenities. Phases I and II also include all new infrastructure and two new, privately-maintained public parks. As in Phases I and II, the Developer will rebuild all infrastructure in Phase III in addition to the vertical affordable housing.

Phase 3 Summary Street Vacation Ordinance

An approved Summary Street Vacation Ordinance will provide the legislative approval to vacate all sections of rights of way in the Phase 3 Project site, Wills Street, Hare Street, West Point Road, Ingalls Ave and a portion of Middle Point Road. The Hunters View HOPE SF Phase 3 Project Summary Street Vacation Ordinance would authorize the Public Works Director to approve the vacation of rights of way. The ordinance authorizes the City to execute a quitclaim deed from the City to the SFHA for the vacated rights of way. This will enable SFHA to lease the entirety of a development phase area, including the vacated rights of way areas, to the Developer for construction.

This legislative package includes:

1. Summary Street Vacation Ordinance
2. Legislative Digest
3. SUR Map 2019-007
4. Planning Department General Plan Referral
5. Public Works Order 203623
6. Real Estate Division Valuation Memo
7. Form of Quitclaim Deed between City and SFHA
8. SFHA Resolution 0026-20
9. SFHA Consent Letter