



Patrick Rivera, PE, Acting Bureau Manager | Bureau of Project Management
patrick.rivera@sfdpw.org | T. 628.271.2456 | 49 South Van Ness Ave. 7th Floor, San Francisco, CA 94103

MEMORANDUM

May 25, 2021

To: President of the Board of Supervisors

Fr: John Thomas, Manager, Public Works Infrastructure Task Force

Re: Summary Easement Vacation Legislative Package for Hunters View HOPE SF Phase 1 (for easements located in Phase 2)

This package contains the proposed ordinance vacating various public service easements within the Hunters View HOPE SF Phase 2 development site. If approved, this legislation will vacate public service easements that were determined as no longer needed and help facilitate the development of housing on Hunters View HOPE SF Phase 1 and 2 parcels.

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, (HVA) 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, HVA 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.

Phase I Easement Vacation Ordinance and SUR Map

As part of the Hunters View Phase 1 Infrastructure work, HVA, in partnership with the Department of Public Works, placed two easements on the Hunters View Phase 2 site to facilitate the construction of Phase 1:

- 1) Sanitary Sewer Easement (SSE)
- 2) Public Access Easement/Emergency Vehicle Access Easement (PAE/EVAE)

These existing easements have become obsolete as development of the housing, infrastructure and streets has progressed and the infrastructure work in Phase 1 and 2 is now complete. HVA would like to remove these public easements at this time as they will interfere with future development at the site, which includes approximately 35-50 units of for-sale housing. Vacating these easements will allow for the future construction of housing on Block 9.

In order to remove these easements, HVA filed a General Plan Referral application for the vacation of the Sanitary Sewer Easement (SSE) and Public Access Easement/Emergency Vehicle Access Easement (PAE/EVAE) on May 2, 2019 and received a Note-to-file on August 5, 2019 to Case No. 2013.0696R. The Sanitary Sewer Easement is on Lot on Lot 7 and 9 on Final Map No. 5461 and the Public Access/Emergency Vehicle Access Easement is on Lot 9 on Final Map No. 5461.

These easement areas are illustrated on the SUR Maps that are an exhibit to the Easement Vacation Ordinance. If adopted, the Ordinance would authorize the City to quitclaim its interest in these easement areas and terminate the easements. The Easement Vacation Ordinance has been prepared by City staff and reviewed and approved by the San Francisco Housing Authority and by HVA.

Phase I Easement Quitclaim Deeds

To evidence the Easement Vacations described above, the City will execute two quitclaim deeds, one for the sanitary sewer easement and one for the public access and emergency vehicle access easement. To accept the easement vacation, the San Francisco Housing Authority has executed a Certificate of Acceptance, pursuant to Government Code Section 27281, that is required when any public agency accepts real property (the "Certificate of Acceptance").

This legislative package includes:

1. Summary Public Service Easement Vacation Ordinance
2. Legislative Digest
3. Public Works Order
4. SUR Map 2021-003
5. SUR Map 2021-004
6. SUR Map 2021-005
7. Planning Department General Plan Referral Note to File
8. Planning Commission Motion 17618
9. Planning Commission Motion 17621

10. Planning Commission Motion 20633
11. SFFD Approval Letter
12. SFPUC Approval Letter
13. Real Estate Division Valuation Memo
14. SFHA Resolution No. 0022-21
15. Form of Quitclaim of Easement (PAE-EVAE)
16. Form of Quitclaim of Easement (SSE)