



San Francisco Public Works
General – Director’s Office
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Public Works Order No: 300114

Recommending acceptance of an irrevocable offer of public infrastructure associated with the Hunters View HOPE SF Project, Phase 2, including an offer of improvements for infrastructure located within portions of Catalina Street, Fairfax Avenue, Ironwood Way, Middle Point Road, Innes Avenue and Ingalls Street, and an offer of dedication for real property underlying a portion of Fairfax Avenue, Ironwood Way and Middle Point Road dedicating the public improvements for public use; designating the public improvements for public street and roadway purposes; acceptance of the public infrastructure for City maintenance and liability purposes, subject to specified limitations; establishing official street grades, sidewalk widths, and public right-of-way widths; delegation of limited authority to the Public Works Director to accept the Phase 3 infrastructure; vacation of utility easement at Assessor’s Parcel Block No. 4624, Lots 045/055, Block No. 4624, Lot 052, and Block No. 4624, Lot 056.

BACKGROUND AND FINDINGS

The Public Works Director (“Director”) acknowledges the following facts and makes the findings set forth below in support of the decisions and recommendations in this Order:

Background

1. The Hunters View HOPE SF Project includes the redevelopment of the existing Hunters View public housing site owned by the Housing Authority of the City and County of San Francisco (“SFHA”), with new housing, infrastructure, and other community amenities (the “Project”). The Project is governed by a series of Disposition and Development Agreements (DDAs) between the SFHA and Hunters View Associates, L.P., (the “Developer”), one DDA for each phase. The DDAs allow the Developer to finalize the final maps for the Project, obtain infrastructure plan approval, and commence construction of the infrastructure.
2. On June 12, 2008, the San Francisco Planning Commission approved a Conditional Use Authorization, Planned Unit Development, and Design for Development for the Project by Motion No. 17621 and amended on February 20, 2020 by Motion No. 20663.
3. The Hunters View HOPE SF Phase 2 (“HV Phase 2”) Project area is generally bounded by Catalina Street to the north, Innes Avenue to the south, Fairfax Avenue to the west, and Middle Point Road to the east. The infrastructure being offered for acceptance as described below includes improvements located within portions of Catalina Street, Fairfax Avenue, Ironwood Way, Innes Avenue, Ingalls Street, and portion of Middle Point Road, as shown on Exhibit A, attached hereto, and further described below.

4. The Hunters View HOPE SF Phase 3 (“HV Phase 3”) Project area is generally bounded by Memory Lane to the north, south and west, and Middle Point Road to the east. The infrastructure being offered for acceptance as described below includes improvements located within Memory Lane and portions of Fairfax Avenue between Middle Point Road and Memory Lane, as shown on Exhibit B, attached hereto, and further described below.
5. The SFHA is providing various approvals and real estate transfers to facilitate the various phases of the Project development. HV Phase 2 redeveloped approximately 22.7 acres with 179 affordable housing units and a range of community serving facilities, including Ironwood Park, a childcare center, a Department of Public Health wellness clinic, youth development programming space, and multipurpose rooms for resident services and community gatherings, along with associated public infrastructure improvements. HV Phase 3, covering approximately 2.16 acres, added 118 affordable housing units, a major neighborhood park, community and program spaces, a teaching kitchen, and ground floor community serving commercial space, together with the public infrastructure improvements required to complete the reconfigured street network.
6. On October 27, 2014, in PW Order 183044, the Director recommended that the Board of Supervisors approve Phase 2 Final Map 7545. On May 24, 2021, in PW Order 204769, the Director recommended that the Board of Supervisors approve Phase 3 Final Map 9677.
7. On November 11, 2014, the Board of Supervisors approved Final Map No. 7545 for the Hunters View Phase 2 HOPSE SF project in Motion No. M14-191, resulting in five buildable lots, one open space lot, and four street lots. In the same motion, the Board of Supervisors approved the Public Improvement Agreement between the City and Hunters Point Affordable Housing, Inc. (the “Subdivider”) and authorized the Director and the City Attorney to execute and file the Public Improvement Agreement. On July 27, 2021, the Board of Supervisors approved Final Map No. 9677 for the Hunters View Phase 3 HOPSE SF project in Motion No. M21-122, resulting in up to seven buildable lots, two open space lots, and two street lots). In the same motion, the Board of Supervisors approved the Public Improvement Agreement between the City and Subdivider and authorized the Director and the City Attorney to execute and file the Public Improvement Agreement.
8. Exhibit A attached to this Order shows the location of the HV Phase 2 streets that are designated for City acceptance of maintenance and liability in this legislation. Exhibit B shows the location of the HV Phase 3 streets proposed for delegated acceptance by the PW Director. The Public Infrastructure includes a combination of new street segments and improvements to previously dedicated public right-of-ways within Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, Memory Lane, and Middle Point Road.

Easements recommended for Acceptance:

1. In conjunction with the Phase 2 Final Map, the SFHA offered for dedication an easement for emergency access purposes (the “Emergency Services Access Easement”) through the park at the southern terminus of Ironwood Way, known as Ironwood Park. The easement is memorialized in an Easement Agreement approved by the current owner of Ironwood Park, HV Community Association, Inc. The Director recommends that the Board of Supervisors accept and authorize the Director of Property to execute and record the Emergency Services Access Easement.

Easements not recommended for Acceptance:

1. In conjunction with the Phase 2 and 3 final maps, the developer offered for dedication certain easements, including a water line easement generally running along the west side of Lot 5 of Final Map No. 7545 (Assessor’s Parcel Block No. 4624, Lots 045/055), a utility easement for backflow preventor generally located at west sidewalk of Middle Point Road and Innes Avenue (Assessor’s Parcel Block No. 4624, Lot 052) and a public access easement generally located at entrance of Malcom X Elementary School at the south end of Ironwood Way (Assessor’s Parcel Block No. 4624, Lot 056) (collectively, the “Unaccepted Easements”) as part of Phase 2.
2. The Public Works Director, in consultation with the San Francisco Public Utilities Commission, has determined that the Unaccepted Easements are no longer necessary. (1) In a memorandum dated June 10, 2026 San Francisco Public Utilities Commission (“SFPUC”) and San Francisco Fire Department (“SFFD”) determined the water line easement was redundant and could be eliminated. (2) The utility easement is no longer necessary because the subject utility was eliminated from the approved plans pursuant to SIP IB No. 4. (3) The Public Access Easement is no longer necessary, as access will be provided via a Notice of Special Restrictions, which will be adequate to meet the Tentative Map Condition of approval that the developer retain existing pedestrian access.
3. Because the Unaccepted Easements are no longer necessary, the Public Works Director recommends the offered easement areas be vacated. The vacation will be presented to the Board of Supervisors for consideration in separate trailing legislation.

Public Infrastructure Acceptance for Phase 2

1. Public Works approved the Street Improvement Permit 14IE-0896 for HV Phase 2 on October 1, 2014 and approved the Street Improvement Permit 21IE-00193 for HV Phase 3 on August 11, 2022.
2. In 2015, the San Francisco Housing Authority and HV Partners 2, LP irrevocably offered to dedicate fee title to real property consisting of Lots 6, 7, 8, and 9 of Final Map No. 7545 for street, roadway, and utility purposes, together with associated Phase 2 public improvements constructed under SIP 14IE-0896, excluding joint-trench private utilities and excluded parcels.

3. Public Works issued a Conditional Notice of Completion on December 9, 2025, for HV Phase 2 infrastructure under BSM Permit No. 14IE-0896. All conditions listed in the Notice have now been fully satisfied, and the HV Phase 2 Public Infrastructure is complete and ready for Board acceptance.
4. The Director and City Engineer confirm that HV Phase 2 Public Infrastructure is complete and ready for its intended use.
5. The Director recommends and the City Engineer certifies to the Board of Supervisors that the HV Phase 2 Public Infrastructure as shown in Street Improvement Permit No. 14IE-0896, as modified by Instructional Bulletins #1 through #15, be accepted for public use. The Director also recommends that the Board of Supervisors accept the Phase 2 Public Infrastructure for City maintenance and liability purposes in accordance with Streets and Highways Code Sections 1806 and San Francisco Administrative Code 1.51 et seq. and subject to the exceptions specified herein.
6. The official public right-of-way widths for the applicable portions of Fairfax Avenue, Ironwood Way, Memory Lane and Middle Point Road and sidewalk widths established as shown on Drawing Q-20-1310 for Phase 2 and, as shown Q-20-1309 subject to the PW Director's acceptance of Phase 3, do not obviate, amend, alter, or in any other way affect the maintenance obligations of the adjacent property owners as set forth in the Public Works Code or as set forth in any agreement or permit regarding maintenance obligations.
7. Map A-17-248 shows the rights-of-way, and applicable portions of Fairfax Avenue, Ironwood Way, and Middle Point Road, being offered for dedication and acceptance in Phase 2. Map A-17-247 shows the rights-of-way, and applicable portions of Fairfax Avenue and Memory Lane being offered for dedication and acceptance in Phase 3.
8. A portion of the improvements installed or constructed pursuant to Street Improvement Permit No. 14IE-0896 and Permit No. 21IE-00193 are utility facilities that have been transferred from the Subdivider to third party utility providers. These transfers are documented by acceptance letters on file at the Department of Public Works. These utility facilities are owned by the third-party utility providers and are not included in the HV Phase 2 and HV Phase 3 Public Infrastructure proposed for City acceptance.

Delegation of Acceptance for Phase 3

1. HV Partners 3, LP executed an Offer of Improvements for Phase 3, irrevocably offering all Phase 3 public improvements constructed under Street Improvement Permit 21IE-00193, excluding joint-trench private utilities.
2. The Director recommends that the Board delegate authority to the Director, in consultation with applicable City agencies, to approve and accept the Phase 3 infrastructure constructed or installed within public right-of-way pursuant to Street Improvement Permit No. 21IE-00193, including

Instructional Bulletins #1 to # 5 once it has been completed to the satisfaction of the Director and the City Engineer. The SFPUC is performing final review on punchlist items and Notice of Completion is anticipated in late 2026. By delegating to the Director authority to accept the Phase 3 Public Infrastructure, the Board can consolidate its actions authorizing the Phase 2 and Phase 3 Public Infrastructure acceptance into one action, saving both time and financial resources and thus facilitating more effective and efficient Project delivery.

3. The Director recommends delegating for the Phase 3 Public Infrastructure all of the acceptance actions required by the Board of Supervisors for the Phase 2 Public Infrastructure, including accepting the Phase 3 Offer of Improvement and Phase 3 Offer of Dedication; dedicating the public improvements for public use; designating the public improvements for public street and roadway purposes; accepting the Phase 3 Public Infrastructure for City maintenance and liability purposes; establishing official street grades, sidewalk widths, and public right-of-way widths; and adopting CEQA, General Plan, and Planning Code Section 101.1 consistency findings.

Actions of Other Departments

1. The Planning Commission previously certified a Final Environmental Impact Report, adopted an addendum for the Project, and adopted associated findings in Planning Commission Motion Nos. 17617, 17618, 17621, and 20663. The Director will obtain a letter from the Planning Department regarding California Environmental Quality Act (CEQA) compliance for the specific actions contemplated in the acceptance ordinance and submit the letter to the Clerk of the Board of Supervisors for inclusion in the Board File for the ordinance. The Director will also obtain and submit to the Clerk of the Board a letter from the Planning Department regarding the proposed actions' conformity with the General Plan and Planning Code Section 101.1.
2. The SFPUC, SFFD, and Real Estate Division have provided letters or memoranda to the Director expressing their support for the acceptance actions contemplated in the proposed ordinance that affect their respective departments.

NOW THEREFORE BE IT ORDERED THAT:

- A. The Director approves the following documents:
 1. Grant Deed (SFHA to City) for Phase 2 (Land);
 2. Quitclaim Deed for Phase 2 (Improvements);
 3. Offer of Dedication for Phase 2;
 4. Offer of Improvements for Phase 2;
 5. Form of Ordinance to accept the Phase 2 Public Infrastructure and delegate authority to Director of Public Works for acceptance of Phase 3 Public Infrastructure;
 6. Official Street Dedication and Grade Map A-17-248;
 7. Official Sidewalk and Roadway Width Drawing Q-20-1310.

- B. The Director and the City Engineer recommend that the Board of Supervisors approve the legislation to accept the Offer of Dedication for Lots 6, 7, 8, and 9 as shown on the Final Map No. 7545 and the associated grant deeds, and the Emergency Services Access Easement, and authorize the Director of Property to execute, and record said deeds and easement agreement. Hereinafter, the Director's recommendation also includes the City Engineer's certification of actions under the City Engineer's authority.
- C. The Director recommends that the Board of Supervisors approve the legislation to accept the Offer of Improvements for Phase 2 Public Infrastructure and dedicate this public infrastructure for public use, subject to the exceptions identified below.
- D. The Director further recommends that the Board of Supervisors approve the legislation to accept the Phase 2 Public Infrastructure for City maintenance and liability, and regarding the street areas, designate it as open public right-of-way for street and roadway purposes.
- E. The Director further recommends that the Board accept the Phase 2 Offer of Dedication, accept the Phase 2 Public Infrastructure, designate the accepted Phase 2 street areas as open public right-of-way, and accept the Phase 2 Public Infrastructure for City maintenance and liability subject to the following conditions:
 - i. The portions of streets being designated as open public right-of-way for street and roadway purposes are from back of sidewalk to back of sidewalk, unless specified otherwise or as shown on the plans and specifications for the Public Infrastructure;
 - ii. Acceptance of the Public Infrastructure for City maintenance and liability purposes is from back of curb to back of curb, unless specified otherwise, and sidewalk maintenance is the responsibility of the adjacent property owners in accordance with the Public Works Code;
 - iii. Encroachments that are or will be permitted (including but not limited to those encroachments to be included in a Master Encroachment Permit), not permitted, or both, are excluded from acceptance;
 - iv. The acceptance of the streets does not obviate, amend, alter, or in any way affect existing maintenance agreements between the City and parties to such agreements, and;
 - v. Acceptance of Subdivider's conditional assignment of all warranties and guaranties to the City related to the construction of the Public Infrastructure and its warranty obligations under Street Improvement Permit No. 211E-00193.
- F. The Director further recommends that the Board delegate authority to the Director, in consultation with applicable City agencies, to approve and accept the Phase 3 Public Infrastructure upon determining that the work is complete to the satisfaction of the Director. Prior to accepting the Phase 3 Public Infrastructure administratively, the Director will determine in a Public Works Order that all conditions that were required in this ordinance for the Phase 2 acceptance, have been met

for Phase 3. In addition, the Director will incorporate into the acceptance conditions, exceptions, or limitations that are in general conformance with what the Board adopted as part of the acceptance of the Phase 2 Public Infrastructure or the PW Director deems necessary and appropriate for any unique attributes of the Phase 3 Public Infrastructure, based on consultation with affected City departments.

- G. Upon the Director's acceptance of the Offer of Dedication for Lots 8 and 9 as shown on the Phase 3 Final Map, and their associated grant deeds, the Director recommends that the Board authorize the Director of Property to execute and record said deeds.
- H. Upon the Director's acceptance of the Phase 3 Offer of Dedication for the Emergency Vehicle Access Easement and Retaining Wall Access Easement, the Director recommends that the Board authorize the Director of Property to execute and record said easement agreements.
- I. The Director further recommends that the Board of Supervisors approve the legislation to establish official public right-of-way widths, sidewalk widths, and street grades on portions of the streets for Phase 2 in accordance with Map A-17-248 and Drawing Q-20-1310, and subject to the Director's acceptance of the Phase 3 public infrastructure, Map A-17-247 and Drawing Q-20-1309, and direct Public Works to revise the Official Public Right-of-Way, Sidewalk Width, and Street Grade maps in accordance with the legislation.
- J. Upon Board approval, Public Works will revise the Official Public Right-of-Way Map, Sidewalk Width Map, and Street Grade Map in accordance with Public Works Map No. A-17-248 and Drawing No. Q-20-1310, and subject to the Director's acceptance of the Phase 3 public infrastructure Map A-17-247 and Drawing Q-20-1309.

Exhibit A

HV Phase 2 Diagram

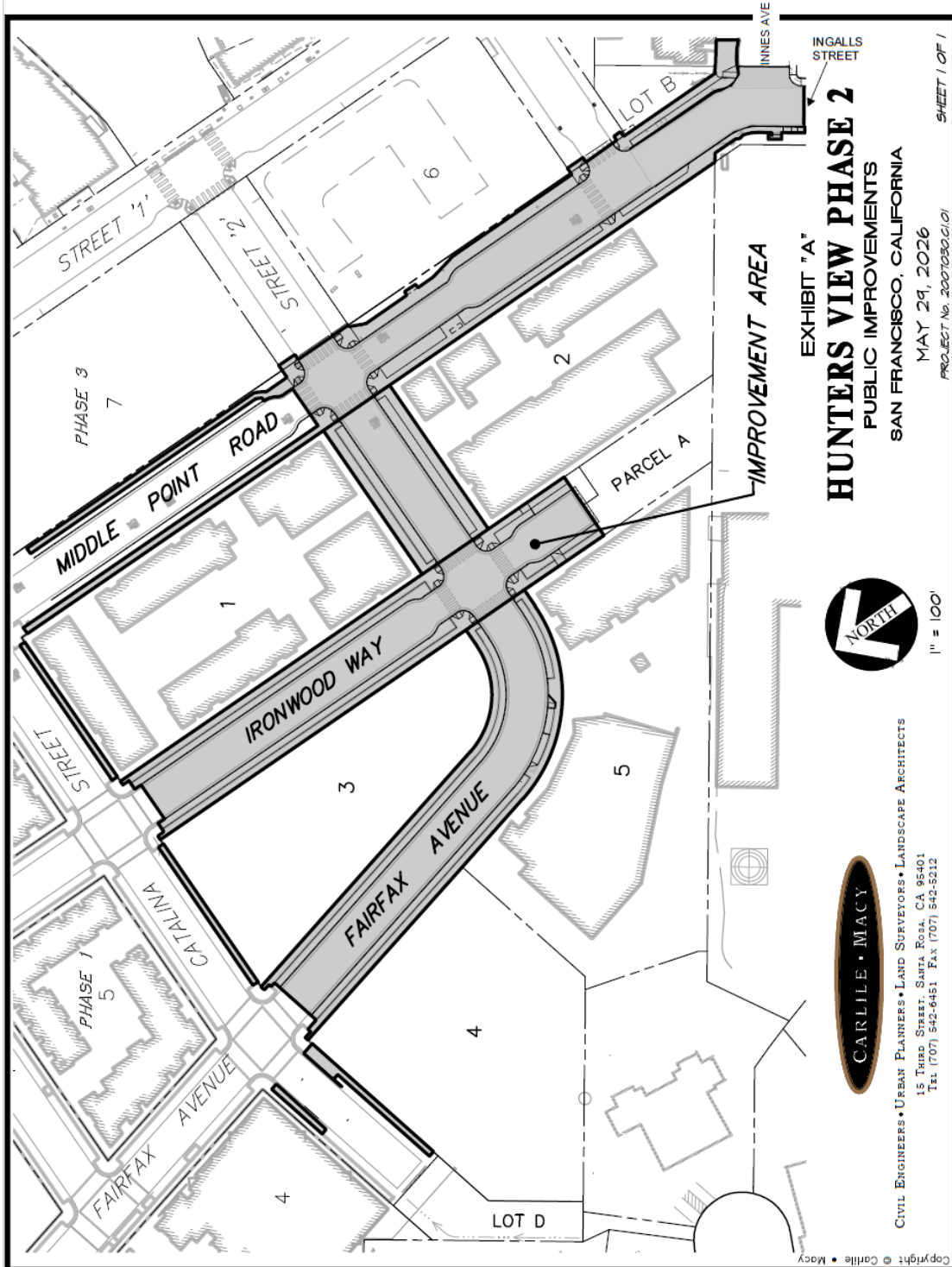


EXHIBIT "A"
HUNTERS VIEW PHASE 2
 PUBLIC IMPROVEMENTS
 SAN FRANCISCO, CALIFORNIA
 MAY 29, 2026
 PROJECT No. 2007030.C101



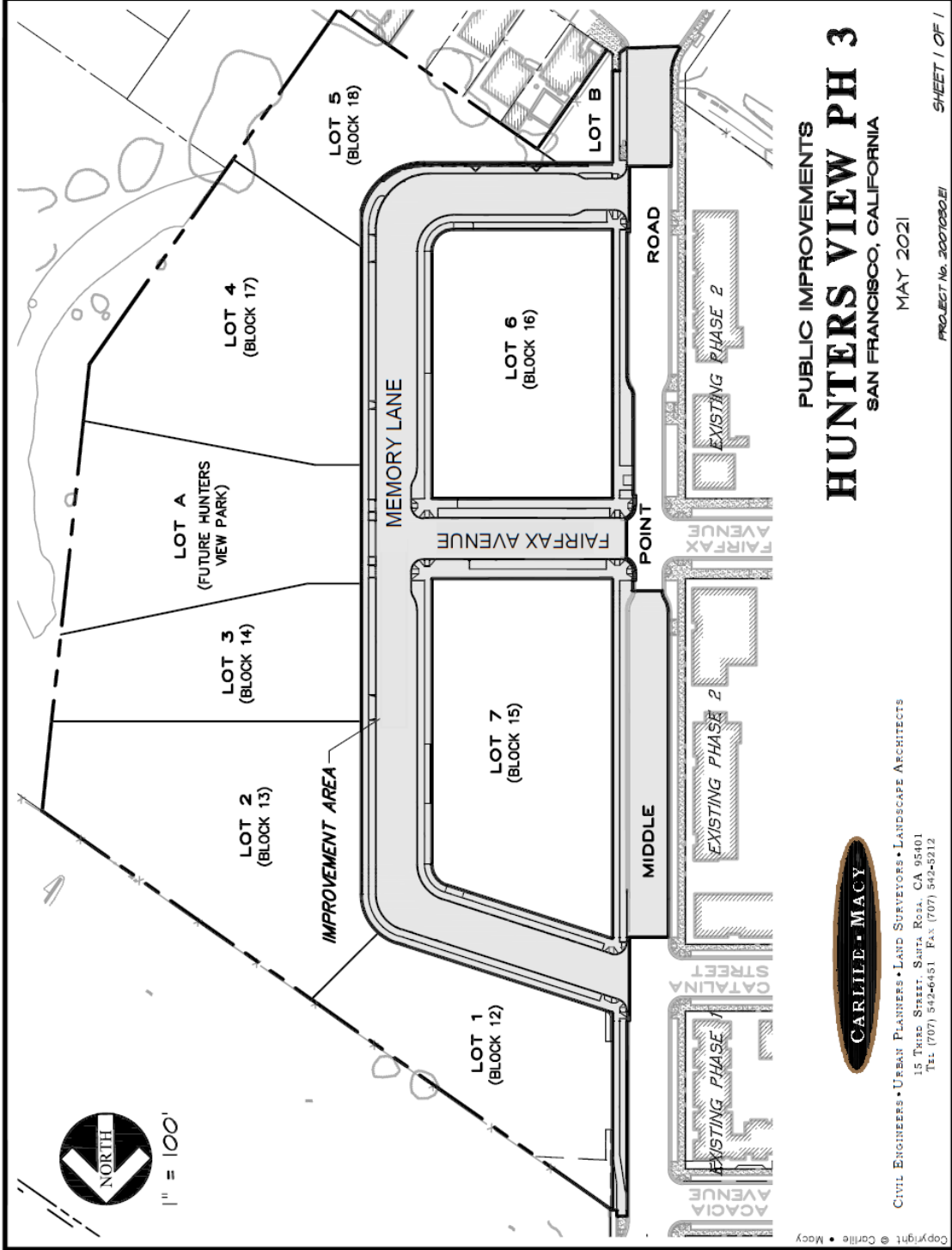
CARLILE • MACY
 CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
 15 THIRD STREET, SANTA ROSA, CA 95401
 TEL: (707) 542-6451 FAX: (707) 542-5212

SHEET 1 OF 1

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Exhibit B

HV Phase 3 Diagram



PUBLIC IMPROVEMENTS
HUNTERS VIEW PH 3
 SAN FRANCISCO, CALIFORNIA

MAY 2021


SHEET 1 OF 1

PROJECT No. 20070302E1



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Signatures:

Signed by:

1FD9AD9A68FE44D...

Ko, Albert (DPW)

City Engineer

Date Signed: 6/16/2026 | 2:31:11 PM PDT

Signed by:

18194A932E054E5...

Short, Carla (DPW)

Director

Date Signed: 6/16/2026 | 3:57:57 PM PDT