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MEMORANDUM

May 25, 2021

To: President of the Board of Supervisors
Fr: John Thomas, Manager, Public Works Infrastructure Task Force
Re: Legislative Package for Hunters View HOPE SF Phase 1 Street Acceptance

This package contains the proposed ordinance and legislation materials for the Hunters View HOPE SF Phase I Street Acceptance legislation. If approved, this legislation will allow the City to accept the Phase I streets from Hunters View Associates (HVA), who is leasing these areas from the San Francisco Housing Authority, for ownership and maintenance.

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 Street Acceptance Ordinance

As outlined in the Hunters View Phase I Disposition and Development Agreement (DA) and Ground Lease between HVA and the San Francisco Housing Authority, HVA has undertaken and constructed the Phase I Infrastructure Improvements and this work was completed in 2013. HVA received a Determination of Completeness from the Department of Public Works on May 9, 2017. HVA has now applied with the City for a Street Acceptance Ordinance for the acceptance of the public infrastructure built as part of Phase I. If adopted, the Ordinance would declare as City property, accept for City maintenance and liability purposes, and dedicate for public street and roadway purposes the Phase I public infrastructure, which includes Acacia Avenue, Catalina Street, and portions of Fairfax Avenue, Ironwood Way, and Middle Point Road. The Street Acceptance Ordinance has been prepared by City staff and reviewed by the Authority and HVA and will be presented for approval to the City's Board of Supervisors

This legislative package includes:

1. Street Acceptance Ordinance
2. Legislative Digest
3. Public Works Order
4. Planning Commission Letter dated December 10, 2008
5. Planning Commission Motion 17618
6. Planning Commission Motion 17621
7. Planning Commission Motion 20663
8. Drawing No. A-17-182
9. Drawing No. Q-20-1085
10. Grant Deed for Phase 1 Streets
11. Real Estate Division Letter
12. Draft Offer of Improvements
13. Recorded Offer of Dedication
14. Public Works Determination of Completeness (DOC)
15. Bills of Sale (AT&T, Comcast and PG&E)